



Connells

St. Georges Court Ringwood Road
Ferndown



Property Description

Situated in the very heart of Ferndown town centre, this well-presented one-bedroom retirement apartment is available to purchasers aged 60 years and over, or couples where the secondary resident is 55 years or above.

The property offers comfortable and secure independent living within a well-maintained development.

The apartment is accessed via a welcoming entrance hall which benefits from two useful storage cupboards, providing excellent practical space.

The accommodation comprises a bright living room, a fitted kitchen with a range of units and space for appliances, and a generously sized double bedroom.

The wet room is thoughtfully designed for ease of access and safety.

Residents enjoy the advantage of a video door entry system linked directly to the apartment television, offering both convenience and peace of mind.

The development itself provides a range of communal facilities including a residents' lounge, communal kitchen, laundry facilities and a guest suite for visiting family or friends.

The property is ideally positioned 0.2 miles from Ferndown offering an excellent range of shops, cafes, amenities and transport links, making it a highly convenient location for day-to-day living.

This apartment presents an excellent opportunity to acquire a centrally located retirement home offering comfort, security and a welcoming community environment.

Entrance Hall

Entrance hall with doors to rooms and 2 spacious storage cupboards.

Lounge/Diner

Carpeted with rear aspect double glazed window, 2 storage heater and feature fireplace with mantle over.

Kitchen

A range of wall and base units with tiled splashback with rear aspect double glazed window, 4 ring electric hob with extractor fan and hood over, eye level oven, stainless steel sink with drainer and space for fridge/freezer

Wet Room

Fully tiled wet room with rear aspect double glazed window, low level WC, hand wash basin with mixer tap and vanity unit below, wall mounted shower with fold away shower screen and wall mounted vanity unit.

Communal

Communal lounge with seating area and access to the garden with the additional benefit of a communal kitchen and communal launderette, guest suit available and lifts to all floors.

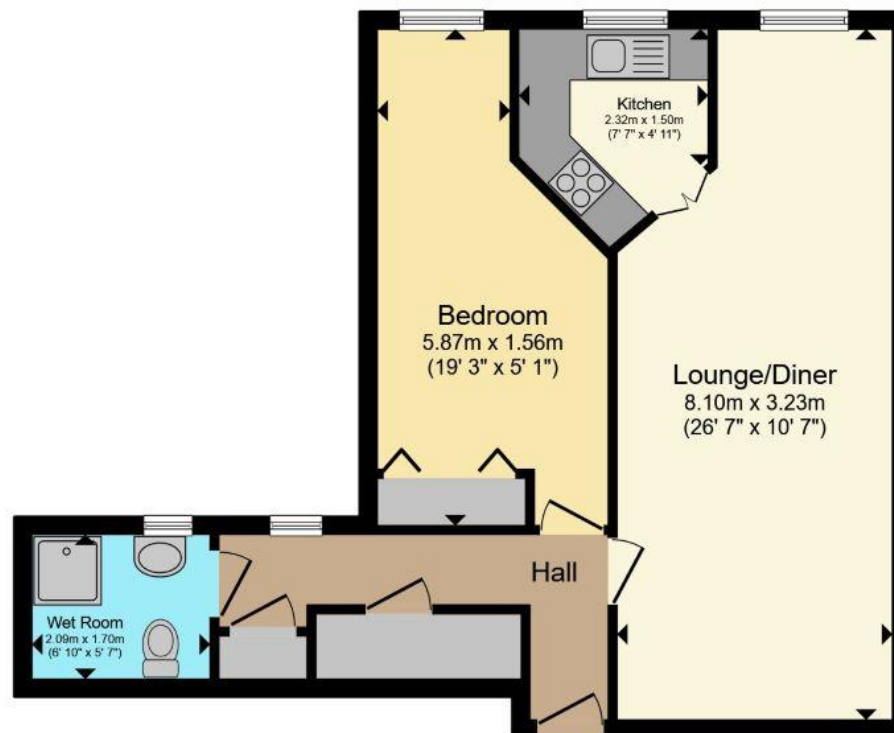
Parking

Residential parking available on a first come first serve basis.









Total floor area 54.9 m² (591 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: C Council Tax
 Band: C

Service Charge:
 3710.50

Ground Rent:
 787.70

Tenure: Leasehold

view this property online connells.co.uk/Property/FDN306468

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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