



**Homelands House, 535 Ringwood Road
Ferndown, Dorset, BH22 9DA**

LEASEHOLD PRICE

£95,000

“Extremely well appointed ground floor retirement apartment with private patio overlooking communal grounds offered with no forward chain”

This very well presented retirement apartment occupies what is arguably the best position in this sought after development providing a particularly private sunny westerly aspect at the rear of the building.

The accommodation comprises a double bedroom with fitted wardrobe served by a convenient wet shower room, modern fitted kitchen with new cooker and a well proportioned recently decorated sitting/dining room with double glazed door to a private section of patio overlooking well maintained communal grounds.

Other benefits include modern slimline electric heaters, recently added solid oak doors, security entry system, large storage cupboard and no forward chain.

- **Entrance hall** - replacement solid oak doors, security entyphone, large storage cupboard
- **Sitting/dining room** - double glazed door to private patio
- **Kitchen** - comprising a range of wall and floor mounted units with additional worktops, new free standing cooker with contemporary extractor hood over, space for fridge/freezer, stainless steel sink unit
- **Bedroom** - double glazed window, fitted wardrobe
- **Shower room** - open access wet room style shower space with tiled wall, wash hand basin, WC, emergency pull cord

Homelands House is located in an extremely convenient position only a short level walk to Ferndown town centre, shops, doctors, Tesco supermarket and regular bus and taxi routes.

Homelands house is for over 60's and provides visitor parking, residents lounge with weekly organised activities, laundry room and the services of an on site manager (Monday to Friday) with 24 hour careline facility

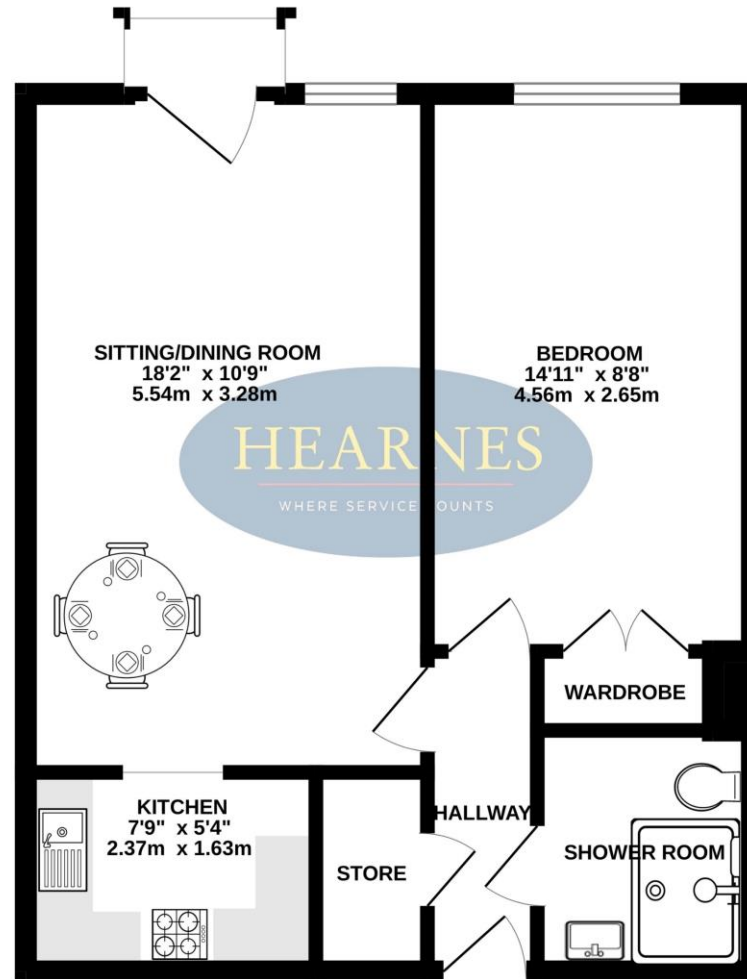
LEASEHOLD: 57 Years remaining
MAINTENANCE: £1,700 per 6 months (includes water & sewerage charge)
GROUND RENT: £472 every 6 months

COUNCIL TAX BAND: A **EPC RATING:** C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 465 sq.ft. (43.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

