



**HEARNES**

WHERE SERVICE COUNTS

**Cherrett Court, Ringwood Road  
Ferndown, Dorset, BH22 8FE**



# LEASEHOLD PRICE

## £85,000

Superbly presented McCarthy & Stone purpose built apartment set in communal grounds only 500 yards from the main shopping facilities, doctors and regular bus services. The apartment has been redecorated with the addition of new carpets, ready for occupation and briefly comprises a double bedroom with built in wardrobe, spacious living/dining room with double glazed door to a southerly aspect balcony, a well proportioned bathroom with convenient walk-in wet shower space and a modern kitchen with space for appliances, panel heaters, security entry phone with 24 hour Tunstall emergency pull cord, double glazing and entrance hall.

- **Entrance hall**, door to storage cupboard, wall mounted entry system
- **Kitchen**, range of base and wall mounted units with adjacent worktops, integrated oven and inset electric hob, double glazed window
- **Lounge/dining room**, double glazed window and double glazed door to front aspect to the balcony, feature mock fireplace
- **Bedroom** double glazed window, mirror fronted sliding wardrobe door
- **Bathroom** fitted in a modern white suite comprising panelled bath with wash hand basin with vanity unit beneath, WC, fully tiled walls and wet room style shower area

Cherrett Court is a Retirement Living Plus development designed specifically for independent living for those aged over the age of 70. There is a communal lounge, restaurant serving affordable three course daily lunches, guest suite for visiting family and friends and peace of mind provided by the Estate Manager who oversees running of the development. There is a fully equipped laundry room, mobility scooter store.

Additional information and services include broadband availability, mains water and electricity, electric room heating & mains drainage.

Service Charge: includes water rates for communal areas and apartments, electricity heating lighting and power to communal areas, 24 hour emergency call system & building insurance (the service charge does not cover external costs such as your council tax, electricity or TV).

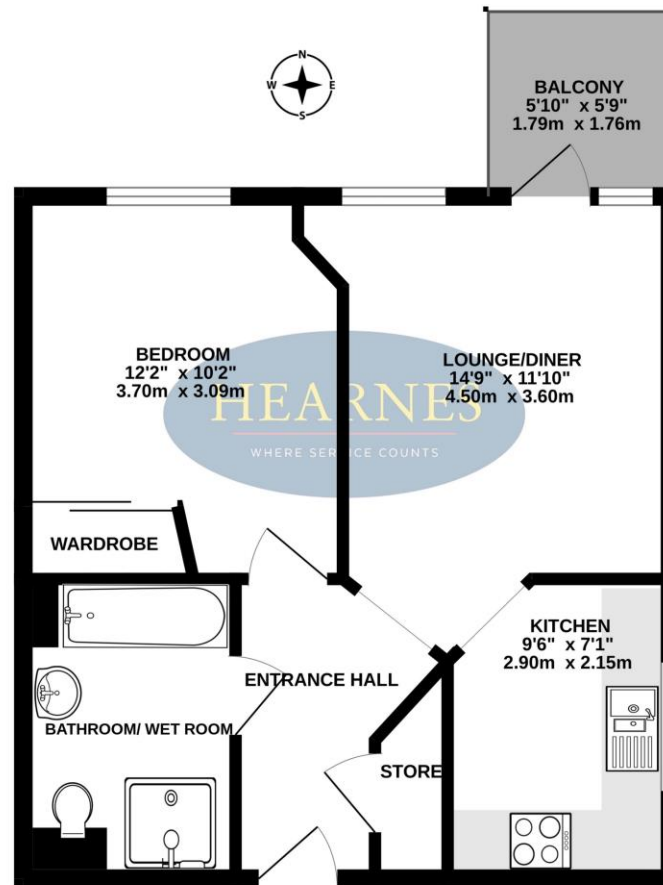
<b>LEASEHOLD:</b>	<b>125 Years from 1<sup>st</sup> January 2010</b>
<b>GROUND RENT:</b>	<b>£435 Per annum</b>
<b>GROUND RENT REVIEW:</b>	<b>1<sup>st</sup> January 2025</b>
<b>COUNCIL TAX BAND: C</b>	<b>EPC RATING: C</b>

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.

***“Very well appointed 2<sup>nd</sup> floor retirement apartment with southerly aspect balcony within walking distance of Ferndown with no forward chain”***



SECOND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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