



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

LEASEHOLD PRICE

£80,000

“A ground floor retirement garden apartment with a private patio and extended lease”

This conveniently located ground floor garden apartment has a private patio and extended lease. The property does require some updating, however is superbly positioned within the popular Homelands House development, with quick and easy access into Ferndown’s town centre. The property comes to the market offered with no onward chain.

- **Ground floor one bedroom retirement garden apartment, with extended lease and no chain**
- **Entrance hall**
- Generous sized **lounge/dining room** with French doors leading out to the patio area and ample space for a dining table and chairs
- **Patio area** which faces a **westerly aspect** and adjoins communal gardens. A path leads to a pedestrian gate leading to the town centre
- **Kitchen** incorporating worktops, base and wall units, sink units, recess for cooker and recess for a fridge/freeze
- **Double bedroom** with fitted wardrobes
- **Bathroom** incorporating a walk-in shower/bath, wc and wash hand basin with vanity storage beneath
- **Further benefits** include double glazing and electric heating. The property is also offered with no onward chain and has an extended lease

Homelands House was constructed by McCarthy & Stone and comprises 124 retirement apartments, arranged over three floors. The development benefits from a resident’s lounge, guest suite, two laundry rooms and well-maintained communal gardens. There is a resident House Manager who can be contacted at various points within each property in the case of an emergency. For periods when the House Manager is off duty, there is a 24 hour Careline response system.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: Extended to approximately 139 years
Maintenance: Currently £2,243.08 per annum
Ground Rent: TBC

COUNCIL TAX BAND: A

EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





TOTAL FLOOR AREA : 388 sq.ft. (36.1 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

