



HEARNES

WHERE SERVICE COUNTS

**Cherrett Court, 557 Ringwood Road
Ferndown, Dorset, BH22 9FE**

LEASEHOLD PRICE

£85,000

“Conveniently located first floor retirement apartment with southerly facing balcony, offered with no chain”

This superbly positioned and immaculately presented one double bedroom first floor retirement apartment with a private southerly facing balcony, situated in a convenient town centre location and offered with no onward chain.

Cherrett Court was constructed by McCarthy and Stone in 2010. There are staff on-site 24 hours per day, with an emergency call system linked to the House Manager. Cherrett Court is an assisted living development for residents over the age of 70 years.

- **One double bedroom first floor retirement apartment with a lift and no chain**
- Good sized **entrance hall** with a walk in cupboard
- 20ft Light and spacious **lounge/dining room** with coal effect fire with attractive fire surround, ample space for a dining table and chairs, a window and door leading out to a southerly facing balcony and a further door leads through to the kitchen.
- Modern fitted **kitchen** with a window facing a southerly aspect, integrated four ring electric hob with extractor canopy above, integrated oven, fridge and freezer, attractive tiled splashbacks, and a tiled floor
- Good sized **southerly facing balcony** offering pleasant wooded outlook and a good degree of seclusion
- **Double bedroom** with a window facing a southerly aspect and a fitted wardrobe with mirrored sliding doors
- Spacious **bathroom/wet room** finished in a white suite, incorporating a panelled bath, walk-in shower area, wc, wash hand basin with vanity storage beneath and fully tiled walls

Within Cherrett Court there are two lifts, a laundry room and a guest suite with en-suite facilities for visiting family and friends. There is also a residents lounge, a waitress serviced restaurant offering a 3 course lunch every day, battery scooter store with charging points and direct access into the building. Personal care packages are available by arrangement. All residents have use of the well-kept communal gardens. An area is designated for visitors parking. Allocated parking spaces are available upon request.

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

Lease: 125 years from 2010

Maintenance: Currently £889.49 per month

Ground Rent: Currently £217.50 Every 6 months

COUNCIL TAX BAND: C

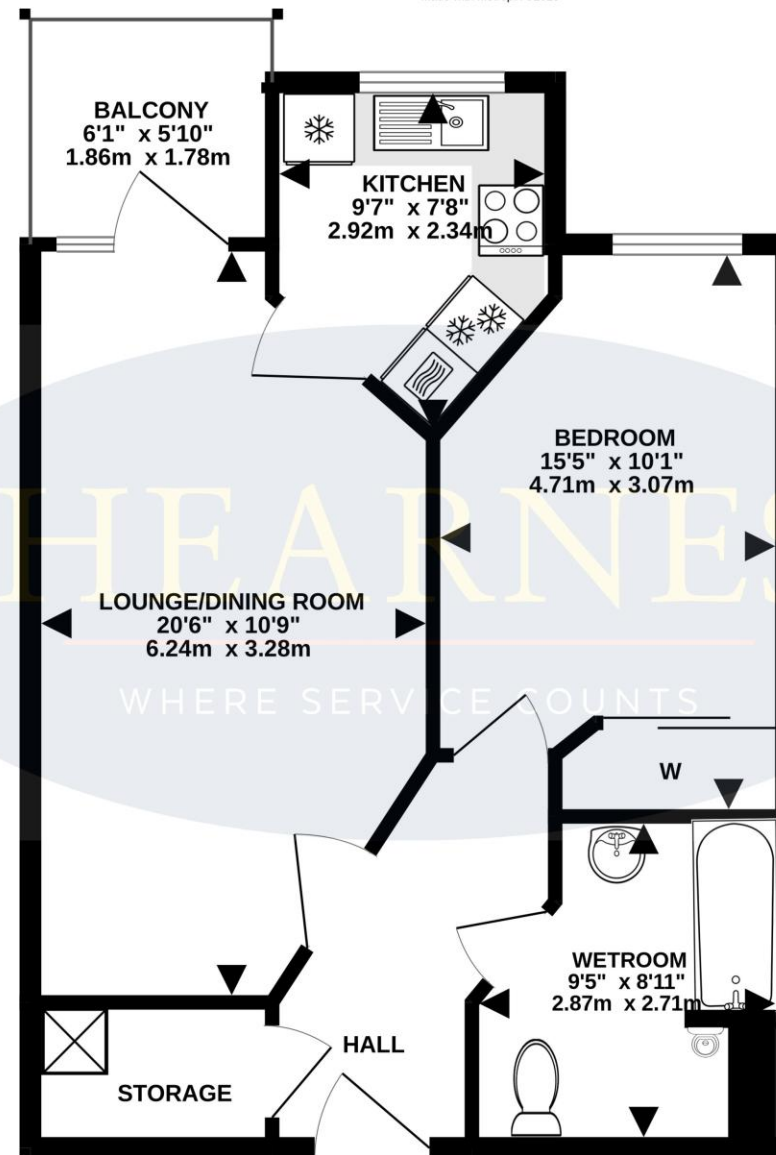
EPC RATING: B

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.



TOTAL FLOOR AREA : 534sq.ft. (49.6 sq.m.) approx.

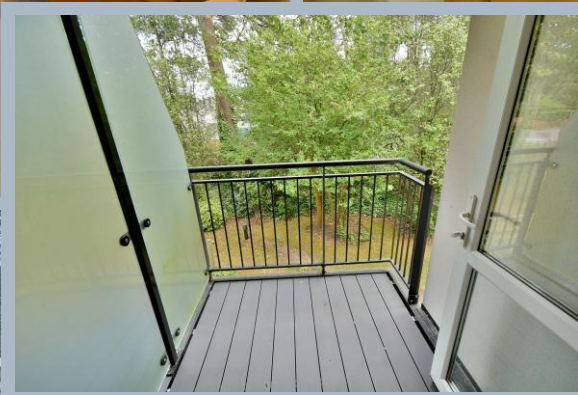
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR

6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal gardens



Residents lounge