



CHERRETT
COURT

Cherrett Court
Ferndown, Dorset, BH22 9FE

LEASEHOLD

GUIDE PRICE £50,000 - 100,000

This competitively priced (for a quick sale) extremely spacious two double bedroom, two bathroom first floor retirement apartment has a lift and stairs rising to the property and is situated in arguably one of the best retirement developments within Ferndown. The property is also offered with no onward chain and is perfectly situated for ease of access to all of the facilities in central Ferndown.

Cherrett Court is a delightful assisted living complex constructed in 2010 by McCarty & Stone residents over the age of 70 years. There is an excellent subsidised waitress serviced restaurant and personalised care packages can be arranged to include house carers who are on hand 24 hours a day. Unlike other residential developments an onsite residential manager is available 24 hours a day all year round.

- **Impeccably presented two double bedroom retirement apartment in a convenient town centre location**
- **Large entrance hall** with a walk-in storage cupboard
- Good sized **lounge/dining room** enjoying a feature fireplace with a living flame electric fire creating an attractive focal point in the room, a double glazed window overlooking the communal gardens
- **Modern kitchen** with an excellent range of integrated appliances to include oven, hob and extractor, fridge and freezer, attractive tiled splashbacks and a tiled floor
- Good sized **master bedroom** with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and cupboards over the bed recess and walk in wardrobe which is an unusual added benefit that is not available in many of the other apartments
- **En-suite shower room** finished in a stylish white suite to incorporate a separate shower cubicle, low level WC, pedestal wash hand basin and fully tiled walls
- **Guest double bedroom** with views over the communal gardens
- Good sized **bathroom/wet room** incorporating a walk-in shower area, panelled bath, low level WC, wash hand basin with vanity storage beneath, good sized airing cupboard and fully tiled walls
- Security entryphone intercoms system, double glazing and electric heating

There are an excellent range of facilities available in Cherrett Court including a function room, residents lounge, guest suite, battery scooter store, laundry room and car parking for resident permit holders. Care packages can be arranged and can include dressing, undressing, bathing and medical monitoring. In addition an hours domestic help is included in the service charge and extra help with cleaning and laundry can be provided if required.

LEASE: 125 years from 1st January 2010

MAINTENANCE: £1,088.89 per month which includes water charges, 1 hour domestic assistance per week, garden, exterior building and communal areas maintenance and use of the laundry room

GROUND RENT: £250 Every 6 months

COUNCIL TAX BAND: D

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.

“A spacious two double bedroom retirement apartment in the town centre”



TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

