



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD PRICE

£115,000

This exceptionally well presented, one double bedroom first floor apartment is very well maintained and is situated in the popular and exclusive McCarthy & Stone retirement living development of Cherrett Court. This particular apartment is conveniently located close to the lift. The property is also located within a short distance of Ferndown town centre, perfectly positioned for ease of access to all facilities, and is offered for sale with no onward chain.

The development benefits from a range of communal facilities to include a restaurant, function room, residents lounge, guest suite, communal gardens, battery scooter store, laundry room and car parking for resident permit holders, with additional visitors parking bays. A varied social and event programme is also available for residents' participation.

- **One double bedroom first floor retirement apartment with a lift**
- Sizeable **entrance hall** with storage/airing cupboard
- **Lounge/dining room** with feature electric fire creating an attractive focal point and window overlooking the communal grounds, and space for a dining table and chairs
- Modern fitted **kitchen** comprising a good range of base and wall mounted units with roll top work surfaces over, mid height Beko integrated oven with electric hob and extractor canopy over, fridge and freezer
- **Bedroom** is a good size double benefiting fitted wardrobes with mirror fronted sliding doors, space for bedroom furniture and a window overlooking the communal grounds
- Generous size **bathroom/wet room** to include bath, wash basin with vanity storage, heated towel rail, walk-in shower area with handrail, WC, fully tiled walls and non slip flooring
- **Further benefits include double glazing and electric heating, security entry intercom system, 24 hour emergency call system provided by a personal pendant and pull cord.**

Cherrett Court is a beautiful LIVING PLUS DEVELOPMENT (formerly known as assisted living). Constructed in 2010 by McCarthy & Stone for residents over the age of 70 years (or such other age as the landlord may in his discretion permits). Cherrett Court's additional facilities include an excellent subsidised waitress service restaurant serving three course lunches to residents and their guests. Personal care packages can be arranged with in-house carers. Care can include dressing, undressing, bathing and medical monitoring. One hour of domestic care is included in the service charge and extra help with cleaning and laundry can be provided if required. An onsite residential duty manager is available 24 hours a day, all year round.

Lease: 125 years from January 2010

Maintenance: Currently £693.61 per month

Ground rent: Currently £250 per year, collected 6 monthly

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.

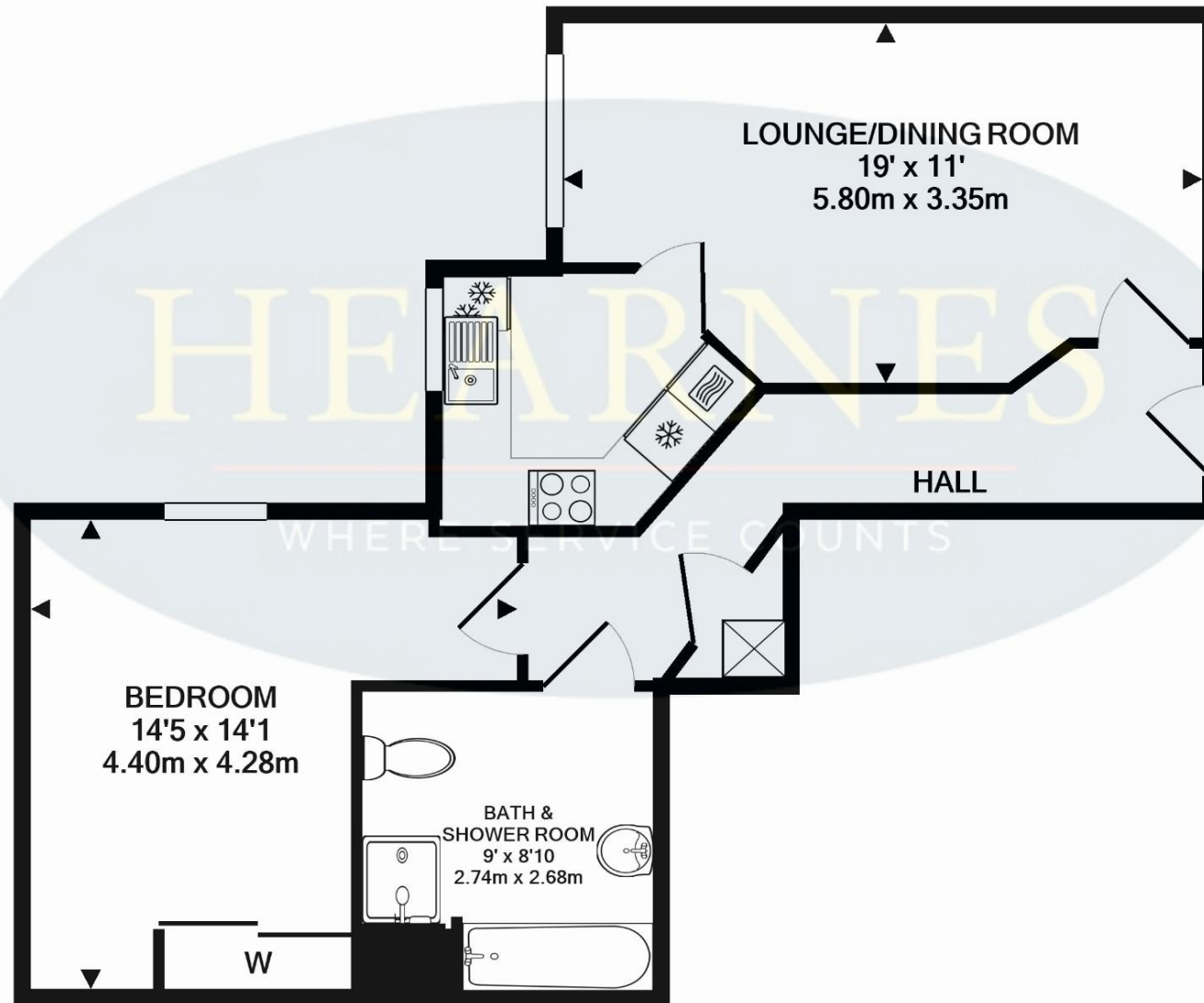
“An very well presented first floor retirement apartment located close to the lift”



TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

Whilst every attempt has 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 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

