



**HEARNES**  
WHERE SERVICE COUNTS

CHERRETT  
COURT

**Cherrett Court**  
**Ferndown, Dorset, BH22 8HF**

# LEASEHOLD PRICE

## £200,000

## *“Two bedroom ground floor retirement apartment in the heart of Ferndown’s town centre”*

An immaculately presented and well proportioned two bedroom ground floor apartment within the exclusive retirement development of Cherrett Court.

The apartment has the use of its own private patio facing the front of the block enjoying a convenient town centre location offered with no onward chain.

- **Two double bedroom ground floor apartment**
- Spacious **entrance hall** with airing/storage cupboard and security entry intercom system
- **Lounge** with an attractive fire surround providing a focal point of the room, double glazed door leading out to the patio
- Modern fitted **kitchen** with a good range base and wall units, integrated oven, hob with extractor, integrated fridge and freezer, stainless steel sink unit, double glazed window
- **Spacious wet room/bathroom** incorporating a walk-in shower, panelled bath, wash hand basin and WC, fully tiled walls
- **Bedroom one** with a double glazed window to the front aspect
- **Bedroom two** with a fitted wardrobe and double glazed window to the front aspect
- **Further benefits** include security entry intercom system, double glazing and the property is offered with no onward chain

Cherrett Court was constructed by McCarthy & Stone in 2010 and offers security of independence and comfort. Cherrett Court is assisted living for the over 70's. Within Cherrett Court there are two lifts, a laundry room, a guest suite with en-suite facilities for family and friends, waitress served restaurant offering subsidised hot lunches every day and a residents lounge. There is a battery scooter store with charging points and direct access into the building. Personal care packages are available by arrangement. All residents have the use of the well kept communal gardens. There is an area designated for visitors parking and allocated parking spaces are also available upon request.

**Lease:** 125 years from 1<sup>st</sup> January 2010

**Maintenance Charge:** £1088.89 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**

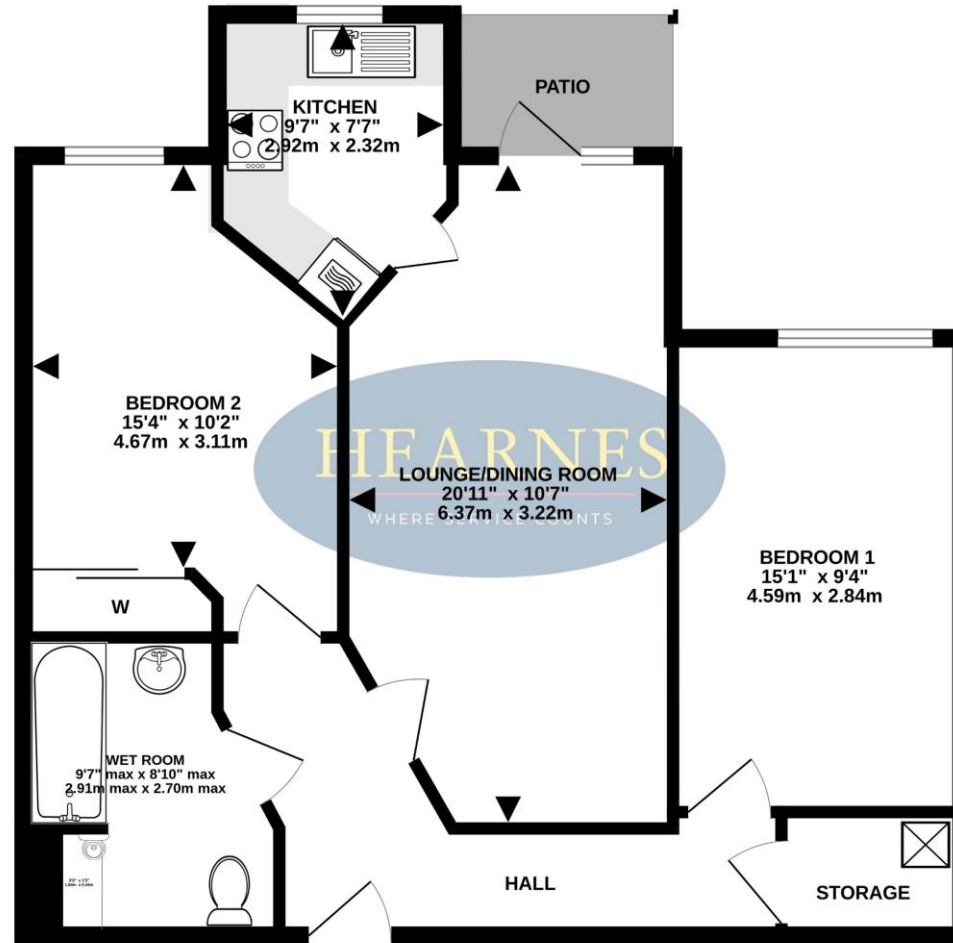
**EPC RATING: C**

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 : 717 sq.ft. (66.6 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.  
Made with Metropix ©2023



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

