



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

LEASEHOLD PRICE

Offers in Excess of £100,000

This superbly positioned and good sized one double bedroom ground floor retirement garden apartment has two of its own patio areas, it has also been newly decorated and has had new carpets throughout. Cherrett Court is situated in a small select development and perfectly positioned for ease of access to all facilities in Ferndown.

This ground floor garden apartment now comes to the market offered with no onward chain.

- **A newly decorated one double bedroom ground floor garden apartment with no chain**
- **Entrance hall** with walk in airing/storage cupboard
- **20ft Lounge/dining room** with a living flame electric fire with wooden surround creating a focal point. The dining area has ample space for a table and chairs and a door leading out to the patio
- **Patio** leading to the beautifully kept communal gardens
- Modern fully fitted **kitchen** incorporating work surfaces, base and wall units, integrated oven, hob and extractor, fridge and freezer, attractive tiled splashbacks, tiled floor and a window overlooking the communal gardens
- **Good sized double bedroom** benefitting from fitted floor to ceiling wardrobes with sliding doors and a door leading out to a patio area and communal gardens.
- **Bathroom/wet room** incorporating a walk-in shower area, panelled bath, WC, wash hand basin with vanity storage beneath and fully tiled walls
- **Further benefits** include; security entry intercoms system, double glazing, electric heating and the property is offered with no onward chain

Cherrett Court is an assisted living complex constructed by McCarthy & Stone in 2010 for residents over the age of 70 years (or such other age as the landlord may in its discretion permit).

There are an extra range of facilities including function rooms, residents lounge, guest suite, battery scooter store, laundry room and car parking for resident permit holders. There is an excellent subsidised waitress service restaurant and personalised care packages can be arranged to include house carers who are on hand 24 hours a day. Care can include dressing, undressing, bathing and medical monitoring. In addition, one hour a week domestic help is included in the service charge. Extra help with cleaning and laundry can be provided if required.

Unlike other residential developments an on-site residential House Manager is available 24 hours a day, all year round.

LEASE:	125 Years from 01/01/2010
SERVICE CHARGE:	£810.14 Per month
GROUND RENT:	£250 Every six months
COUNCIL TAX BAND: C	EPC RATING: C

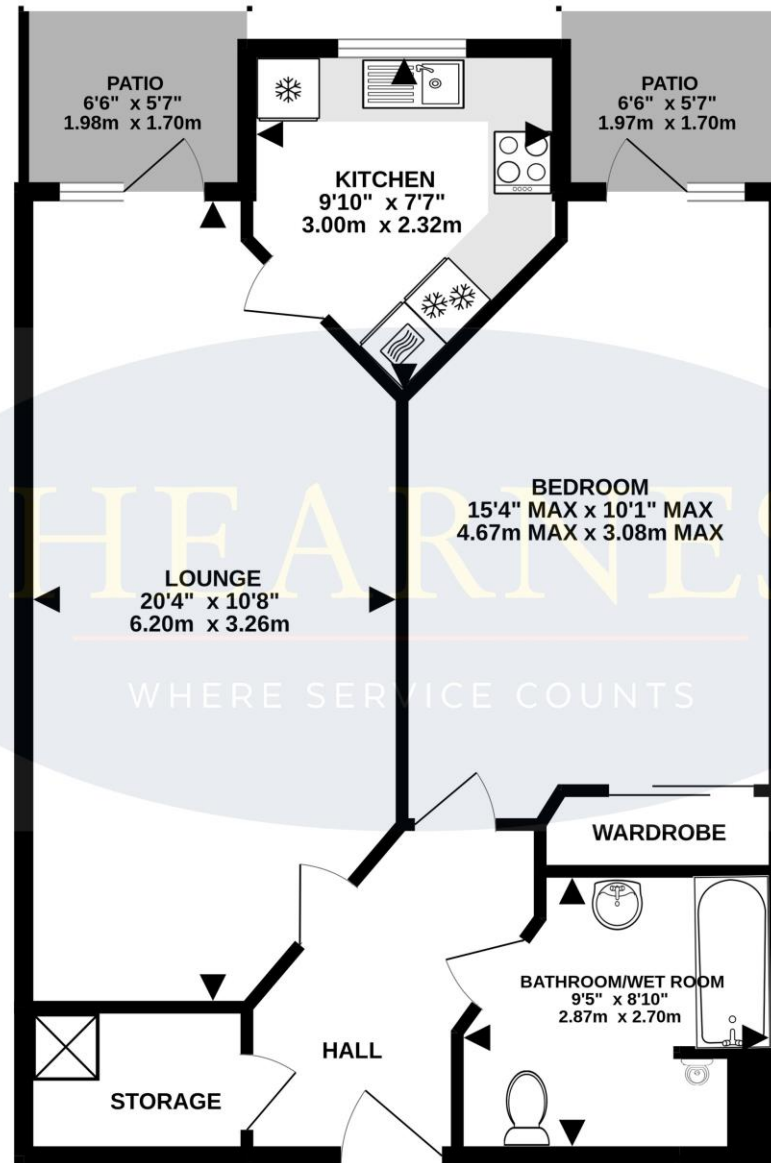
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“A newly decorated ground floor retirement apartment with two patio areas, offered with no chain”



TOTAL FLOOR AREA : 540sq.ft. (50.2 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

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

