



**HEARNES**

WHERE SERVICE COUNTS

**Homelands House, 535 Ringwood Road  
Ferndown, Dorset, BH22 9DA**



# LEASEHOLD PRICE

## £83,000

***“A ground floor one bedroom retirement apartment with favourable secluded aspect, private patio and no chain”***

This particular ground floor apartment occupies a more favourable position within Homelands House, with the benefit of a secluded outlook over communal grounds shared only by a few flats, together with easy access to the communal laundry room and a resident's doorway that allows access without entering the main communal hallway.

The accommodation comprises a double bedroom with built in wardrobes and modern electric heater, adapted shower room, fitted kitchen, and spacious lounge/dining room with double glazed patio doors to a private section of patio that enjoys an outlook across communal lawns with mature hedge boundaries.

Other benefits include a large storage/airing cupboard, emergency pull cords and security entry phone.

- **Entrance hall** with wall mounted emergency pull cord, door to large cupboard housing a hot water tank and storage space and glazed wooden door to;
- **Lounge/dining room** with full height window and patio door giving access to and overlooking a private patio and secluded communal grounds, wall mounted electric storage heater and arch to;
- **Kitchen** comprising range of base and wall mounted units, glazed display cabinet, worktops, single sink unit with mixer tap and space for a fridge, electric point for cooker and tiled splashbacks
- **Bedroom** with tilt and turn window to the rear overlooking the communal garden, recently fitted modern electric heater and bi-fold doors to a fitted wardrobe space, wall mounted light points
- **Shower room** with a modern suite comprising dual width shower cubicle and Mira shower unit, tiled splashbacks, wc, wash hand basin with vanity storage beneath and wall-mounted electric bar heater
- **The property is notable for its particularly private patio**, due to the secluded aspect in this part of Homelands House. The property can also be accessed via an additional entrance, without having to go through the main communal entrance and hallways

Homelands House is located in an extremely convenient position approximately 500 metres and a level walk to Ferndown town centre, shops, doctors, Tesco supermarket and regular bus and taxi routes.

Homelands house is for over 60's and provides visitor parking, residents lounge with weekly organised activities, laundry room and the services of an on site manager (Monday to Friday) with 24 hour careline facility

**Lease:** 56 years remaining

**Maintenance:** £1,009, every 6 months (includes water and sewerage charge)

**Ground Rent:** £211.69, every 6 months

**COUNCIL TAX BAND: A**

**EPC RATING: C**



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

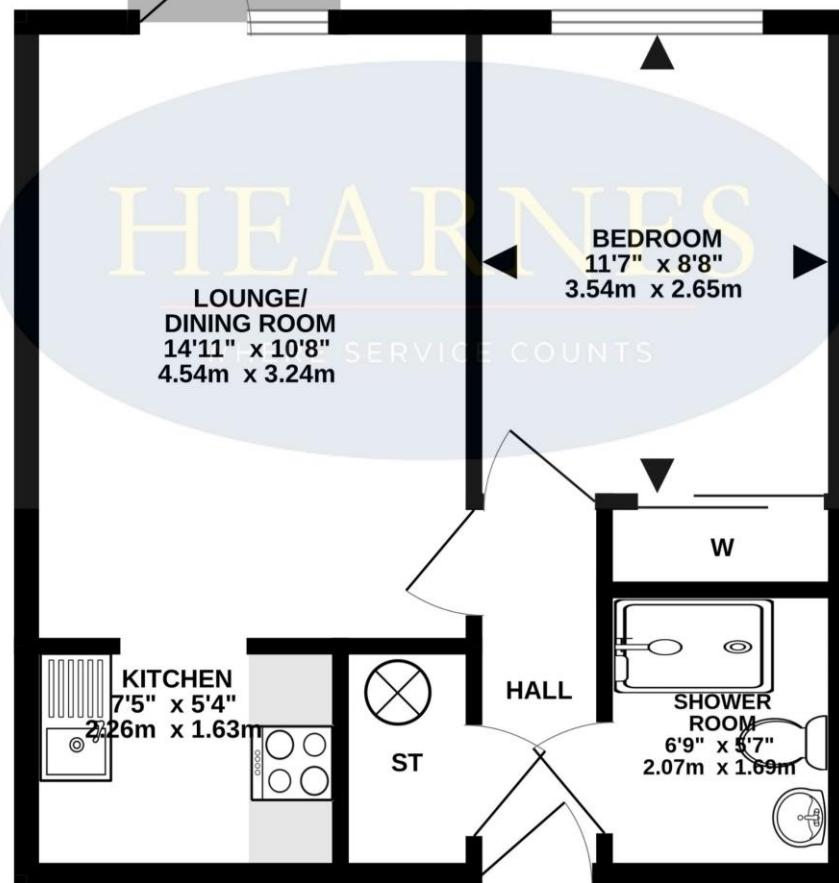


**PATIO**  
8'4" x 5'0"  
2.53m x 1.53m

TOTAL FLOOR AREA : 388 sq.ft. (36.1 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**  
388 sq.ft. (36.1 sq.m.) approx.

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