



HEARNES

WHERE SERVICE COUNTS

St Georges Court
458-462 Ringwood Road, Ferndown, BH22 9BS



LEASEHOLD PRICE

£95,000

This conveniently located and generous sized one double bedroom ground floor retirement apartment has its own patio area and now comes to the market offered with no onward chain.

St Georges Court is a quiet and convenient development of retirement apartments with an onsite house manager and conveniently located approximately 550 metres from Ferndown town centre.

- **A one double bedroom ground floor retirement apartment with a patio and no chain**
- **Entrance hall** with airing cupboard
- **17' Lounge/dining room** with a double glazed door leading out onto a patio area
- Good sized **kitchen** incorporating rolltop work surfaces, base and wall units, integrated hob, stainless steel sink unit and recess for fridge freezer
- **Double bedroom** with fitted wardrobes
- **Shower room** finished in a white modern white suite incorporating shower a shower cubicle, WC and sink unit
- Within the apartment there is a 24 hour careline response system with pull cords
- St Georges Court has an onsite house manager along with communal facilities to include residents lounge, kitchen, guest suite, laundry room and refuge area
- All residents have the use of the beautifully kept **communal gardens**
- **Further benefits** include double glazing, electric heating and offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities

Age restrictions: 1st occupant 60 years of age, second occupant 55 years of age

Lease: 125 years from 1 November 2001

Maintenance Charge: approximately £3,500 per annum

Ground Rent: approximately £795 per annum

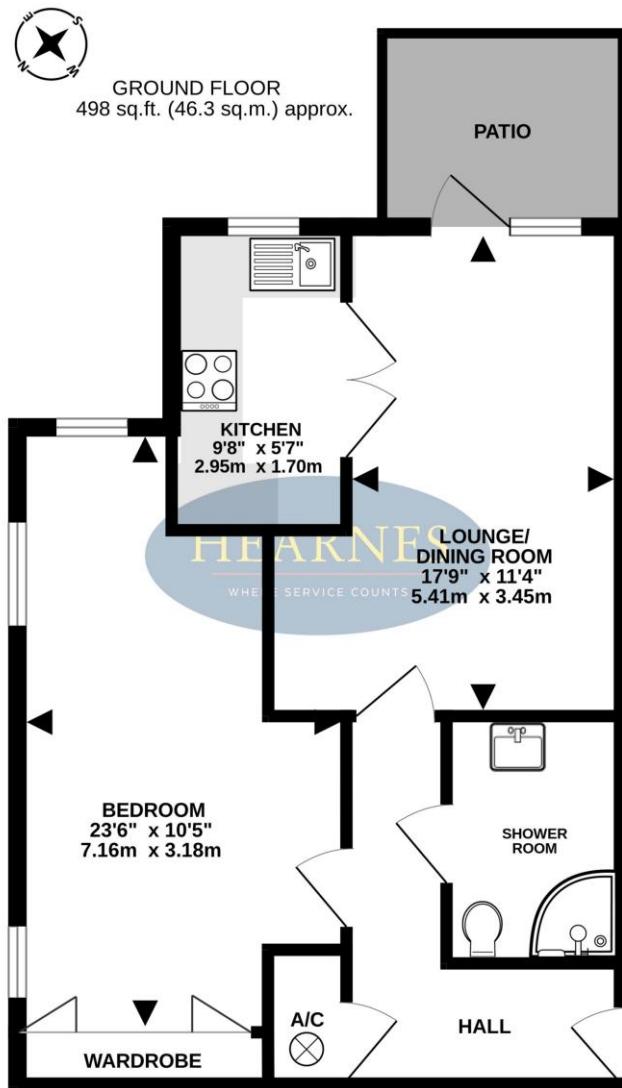
COUNCIL TAX BAND: C

EPC RATING: F

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn 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.

“A ground floor retirement garden apartment offered with no onward chain”





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