



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD PRICE

£95,000

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

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

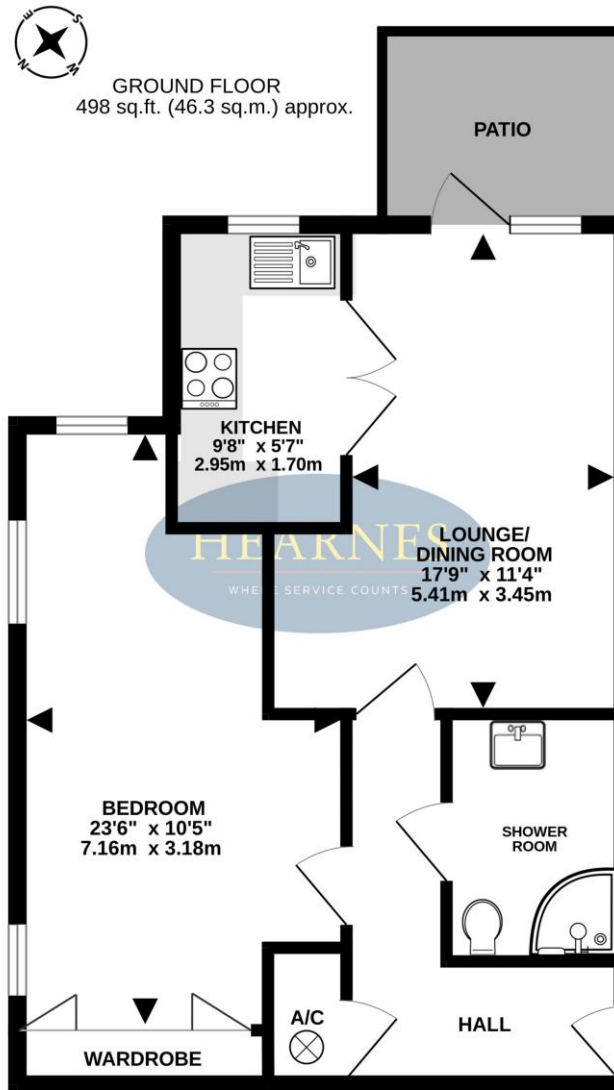
Ground Rent: approximately £795 per annum

COUNCIL TAX BAND: C

EPC RATING: F

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TOTAL FLOOR AREA : 498 sq.ft. (46.3 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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