



CHERRETT
COURT

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

FREEHOLD PRICE

£70,000

This well proportioned and immaculately presented one double bedroom second floor retirement apartment enjoys a convenient town centre location and is offered with no onward chain.

Cherrett Court was constructed by McCarthy & Stone in 2010 and offers security of independence and comfort. There are staff onsite 24 hours a day with an emergency call system linked to the house manager. Cherrett Court is assisted living for the over 70's

- **One double bedroom first floor retirement apartment with a lift**
- Good sized **entrance hall** with study/hobbies room
- **Lounge/dining room** with coal effect electric fire, double glazed window facing a southerly aspect flooding this good sized reception room with lots of natural light and overlooking the communal courtyard garden.
- Modern fitted **kitchen** also with a double glazed window facing a southerly aspect, 4 ring electric hob and extractor hood above, fitted over and ample floor and wall storage
- **Double bedroom** with a double glazed window facing a southerly aspect, a fitted floor to ceiling double wardrobe with mirrored fronted sliding doors
- Spacious **bathroom/wet room** finished in a white suite incorporating a panelled bath, fully tiled walk-in shower area with wall mounted shower controls and shower attachment, WC, wash hand basin with vanity storage beneath
- Additional **Storage room** with window overlooking the rear communal gardens

Within Cherrett Court there are two lifts, a laundry room, a guest suite with en-suite facilities for visiting families and friends, waitress served restaurant offering hot 3 course lunch 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 2010

Maintenance Charge: £810.14 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

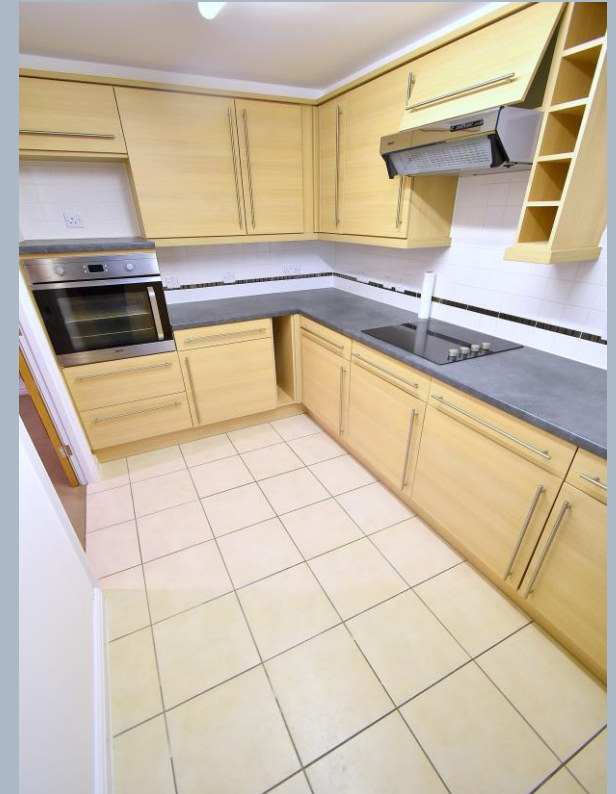
Ground Rent: £250 every 6 months

COUNCIL TAX BAND: C

EPC RATING: C

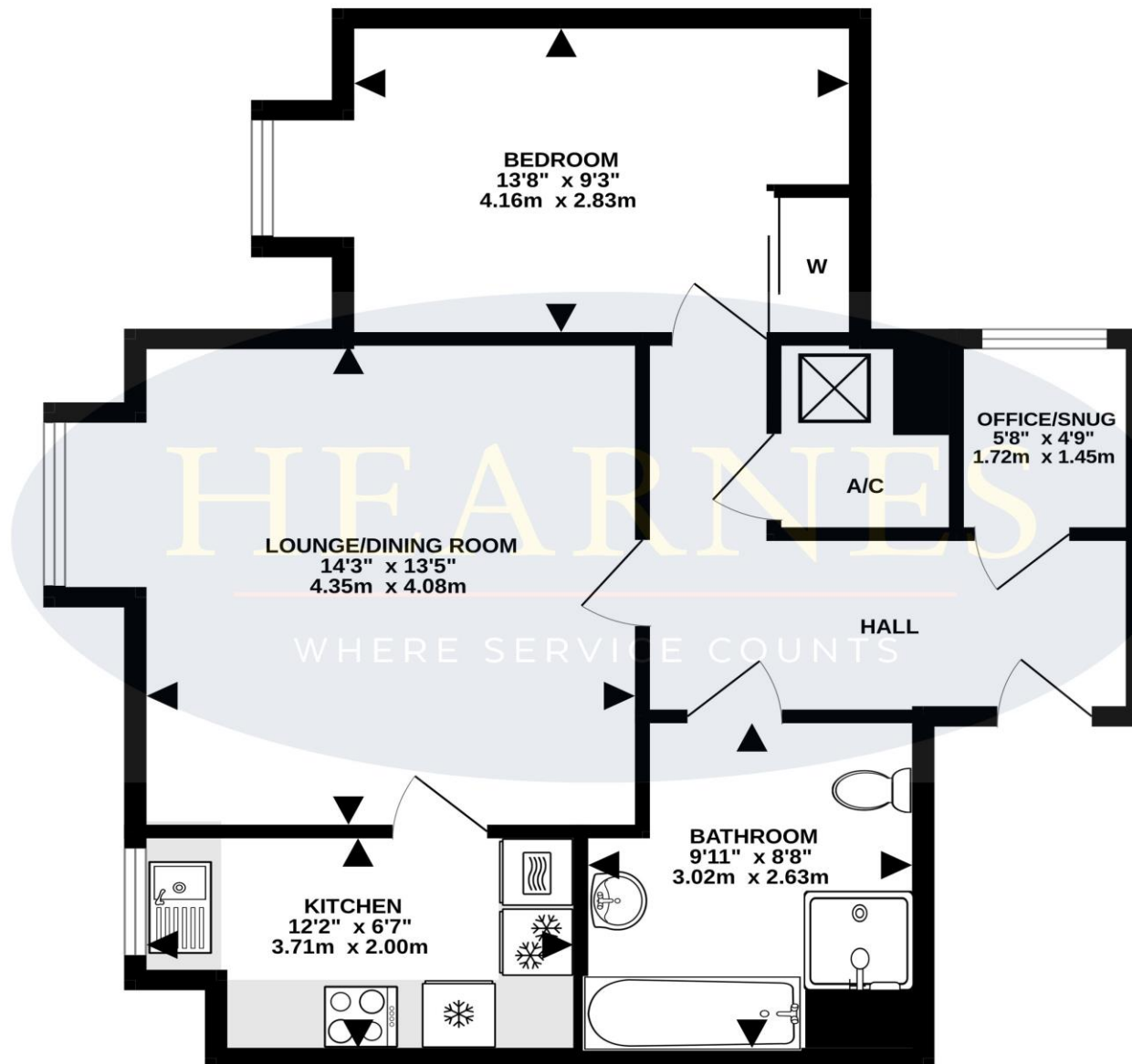
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“A light and spacious first floor retirement apartment within the town centre”



TOTAL FLOOR AREA : 617sq.ft. (57.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

