



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

FREEHOLD PRICE

£85,000

“First floor retirement apartment overlooking communal gardens with modern kitchen and bathroom offered with no forward chain”

Homelands House is a retirement development for residents over the age of 60 providing a 24 Hour Careline Response system, residents lounge, laundry room and guest suites.

The apartment is situated on the first floor accessed via a security entry phone with communal lift system to all floors.

- **One bedroom retirement apartment positioned on the first floor and offered with no chain**
- **Entrance hall** with storage cupboard
- Well proportioned **lounge/dining room** with electric heater and double glazed window overlooking the grounds and facing due south
- **Fitted kitchen** comprising base and wall units with wood effect worktops, integrated oven and inset electric hob, space for fridge, stainless steel sink unit, tiled splashbacks
- **One double bedroom** with built-in wardrobe
- **Shower room** finished in a modern white suite comprising shower cubicle with electric shower providing instant heated water, low level WC with vanity inset sink unit
- **Further benefits include;** 24 Hour Careline, lift, laundry, two guest suites, conveniently located to bus stop 200 yards; shop 440 yards; post office 600 yards; town centre 440 yards; GP 880 yards; social centre 800 yards.

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

LEASEHOLD: 99 Years from 1984 (58 years remaining)

MAINTENANCE: £2,283 Per annum

GROUND RENT: £424 Per annum

COUNCIL TAX BAND: A

EPC RATING: B

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



TOTAL FLOOR AREA : 388sq.ft. (36.0 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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