



HEARNES

WHERE SERVICE COUNTS

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

LEASEHOLD PRICE

£90,000

This exceptionally well presented, one double bedroom first floor apartment is very well maintained and is situated in the popular and exclusive McCarthy & Stone retirement living development of Cherrett Court. This particular apartment is conveniently located close to the lift. The property is also located within a short distance of Ferndown town centre, perfectly positioned for ease of access to all facilities, and is offered for sale with no onward chain.

The development benefits from a range of communal facilities to include a restaurant, function room, residents lounge, guest suite, communal gardens, battery scooter store, laundry room and car parking for resident permit holders, with additional visitors parking bays. A varied social and event programme is also available for residents participation

A huge benefit to this flat is its proximity to the passenger lift on the first floor immediately adjacent with front door to the entrance hall.

- **One double bedroom first floor retirement apartment located close to the lift**
- **Entrance hall** with modern, wall mounted electric heater and door to walk-in airing cupboard with slatted shelving. The hot water tank and wall mounted vent Asecos extractor unit are both newly installed
- **Lounge/dining room** with double glazed window to the rear of the block, wall mounted modern electric heater, centrally positioned Mock fireplace with electric flame effect fire, space for dining table and solid part glazed wooden door to the kitchen
- **Kitchen**, superbly presented modern kitchen comprising a comprehensive range of base and wall mounted units with integrated and raised oven, integrated and concealed fridge and freezer, inset wash hand basin with mixer taps and double glazed window above to the rear of the block, part tiled splashbacks and inset four ring halogen hob with extractor hood above and tiled flooring
- **Bedroom** with double glazed window to the side aspect, well proportioned double room with fitted with three sets of fitted double wardrobes with hanging space and shelving above across the entire section of one wall and further matching dressing table and bedside cabinets, wall mounted modern electric heater
- **Bath/shower room**, extremely well adapted wet room with open faced walk-in shower area with handrails, seating and mixer tap together with additional low entry panelled bath, vanity unit with inset basin and WC, mainly fully tiled walls, extractor fan and linoleum flooring

Cherrett Court is a beautiful LIVING PLUS DEVELOPMENT (formerly known as assisted living). Constructed in 2010 by McCarthy & Stone for residents over the age of 70 years (or such other age as the landlord may in his discretion permits). Cherrett Court's additional facilities include an excellent subsidised waitress service restaurant serving three course lunches to residents and their guests. Personal care packages can be arranged with in-house carers. Care can include dressing, undressing, bathing and medical monitoring. One hour of domestic care is included in the service charge and extra help with cleaning and laundry can be provided if required. An onsite residential duty manager is available 24 hours a day, all year round.

Lease:
Maintenance:
Ground rent:

125 years from January 2010
Currently £927.90 per month
Currently £250 per year, collected 6 monthly

COUNCIL TAX BAND: C

EPC RATING: B

AGENTS NOTE: 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.

***"An immaculately presented first floor
retirement apartment located close to the lift"***





