



Cherrett Court, Ringwood Road
Ferndown, Dorset BH22 9FE

LEASEHOLD PRICE

£140,000

“A superbly positioned ground floor retirement apartment with its own private patio”

This well presented and superbly positioned one double bedroom ground floor retirement apartment has its own private patio area and is also offered with no onward chain.

This particular apartment is conveniently located for all the communal facilities which include restaurant, function room, residents lounge, guest suite, laundry room and a battery scooter store. There is car parking available for resident permit holders with additional visitor parking bays. There is a varied social and events programme available to all residents. Cherrett Court is an exclusive McCarthy & Stone retirement living development situated a short distance from Ferndown's town centre.

- **One double bedroom ground floor apartment with its own private patio and no chain**
- **Entrance hall** with walk-in airing/storage cupboard
- **24ft Lounge/dining room**
- The **lounge area** has a feature fireplace
- The **dining area** has a double glazed door leading out onto the patio area
- The **patio area** adjoins a gravelled seating area. This small area of garden offers a good degree of seclusion and has many attractive plants and shrubs
- **Kitchen** incorporates ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, integrated fridge and washing machine with attractive tiled splashbacks, tiled floor and double glazed window overlooking the communal gardens
- **Bedroom one** is a generous size double bedroom enjoying a pleasant outlook over the communal gardens and benefitting from a fitted wardrobe with mirror sliding doors
- **Wet room/bathroom** incorporating a panelled bath, walk-in shower area, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Further benefits include:** double glazing, electric heating, door entry intercom system and 24 hour emergency call system provided by a personal pendant and pull cords

Cherrett Court is delightful living plus development (formerly known as assisted living) constructed in 2010 by McCarthy & Stone for residents aged over 70 years (or such age as the landlord in his discretion permit). Cherrett Courts additional facilities include excellent subsidised waitress service restaurant serving daily three course meals for residents and their guests. Personalised car packages can be arranged with in house carers. Care can include dressing/undressing, bathing and medical monitoring. Additional one hours domestic care is included in the service charge and extra help cleaning and laundry can be provided if required. On site residential duty manager is available 24 hours a day all year round.

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

LEASE: 125 Years from 1st January 2010

MAINTENANCE: Approx. £890 per month

COUNCIL TAX BAND: C

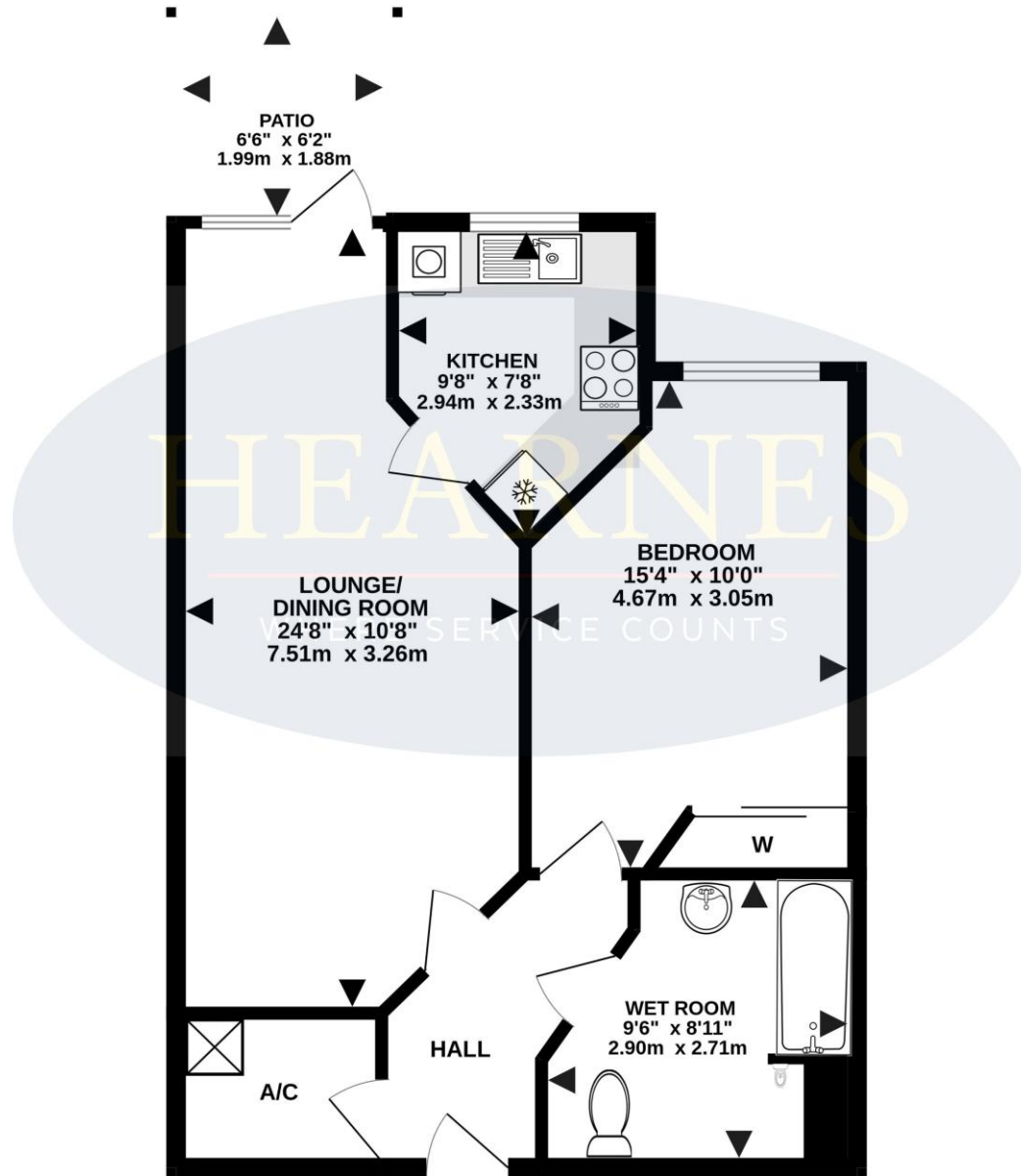
EPC RATING: C

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.



TOTAL FLOOR AREA : 559sq.ft. (52.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal patio area

Residents lounge



Residents restaurant

