



**HEARNES**

WHERE SERVICE COUNTS

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



# LEASEHOLD PRICE

## £75,000

***“Prime position with a balcony overlooking the communal gardens and the benefit of an extended lease”***

A well proportioned one double bedroom first floor retirement apartment occupying arguably one of the best positions in Homelands House, with a southerly aspect private balcony enjoying views across the communal grounds. The property requires modernisation and is offered with no forward chain.

- **Entrance hall** with security entry phone
- **One double bedroom** with fitted wardrobes and a window to the front aspect
- **Living/dining room** with a window and door out to the private balcony, electric heater, door to the lounge, walk in storage cupboard
- Archway to **kitchen area** with fitted units, sink unit with mixer taps and tiled splashbacks, space for a cooker and a tall standing fridge/freezer
- Partially modernised **shower room** with tiled walk in shower cubicle, low level wc, pedestal wash hand basin and heated towel rail.

Homelands House was constructed by McCarthy and Stone and comprises of 124 retirement flats, arranged over three floors, each served by a lift. The development has a number of benefits which include a residents lounge, two guest suites, communal laundry rooms and the use of well maintained communal gardens. Furthermore, there is a resident House Manager who can be contacted from various points within each property in the case of an emergency. For periods when the house manager is off duty, there is a 24 hour careline response system.

The development is situated in a very convenient location. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities, as well as a medical centre and excellent public transport links.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 200 metres away.

**Lease: Approximately 119 years remaining**

**Maintenance: £1712.54 every 6 months**

**Ground Rent: £251 every 6 months**

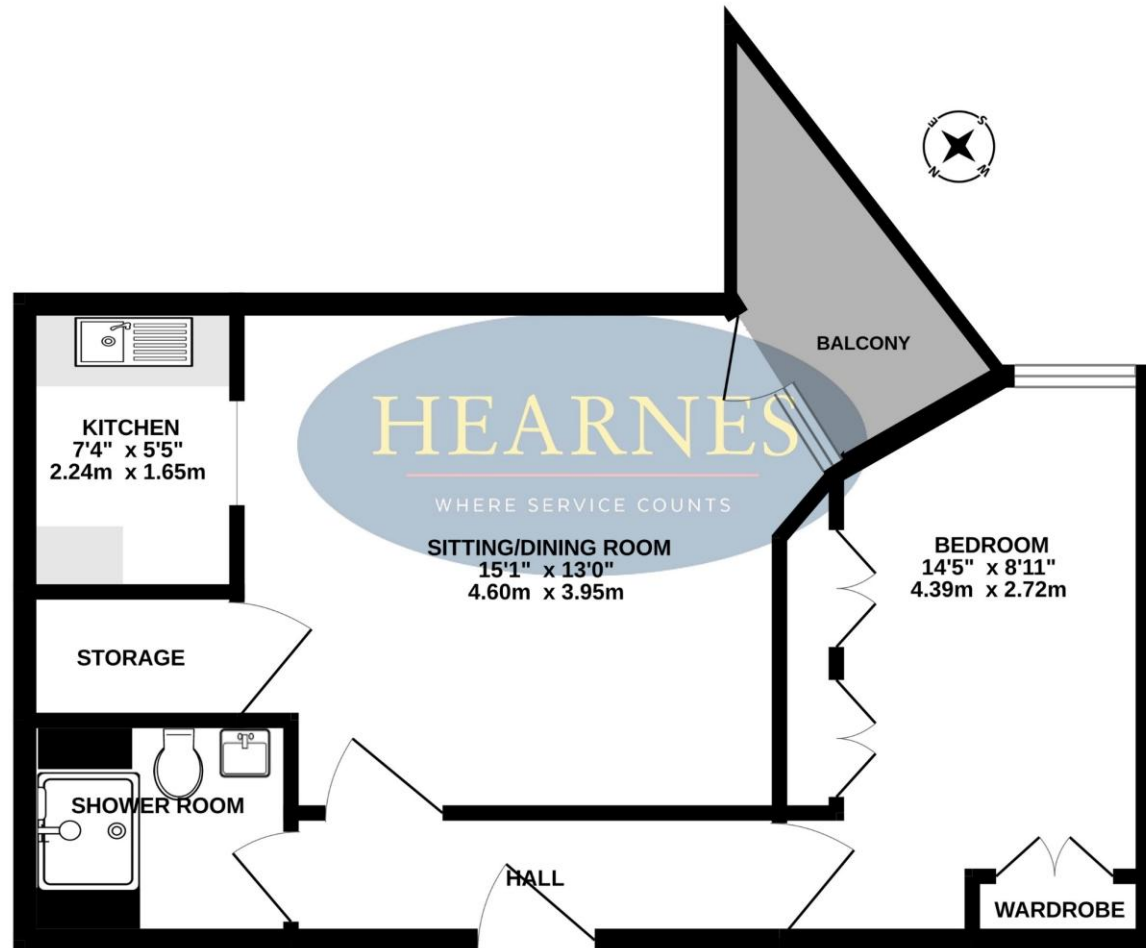
**COUNCIL TAX BAND: A**

**EPC RATING: B**



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

## FIRST FLOOR



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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