

Spring Photo

HEARNES

WHERE SERVICE COUNTS

Cherrett Court
557 Ringwood Road, Ferndown, BH22 9FE

LEASEHOLD PRICE

£80,000

“Superbly presented one bedroom first floor apartment with new heating system, private balcony & no chain”

This extremely well appointed retirement apartment is presented with the high standards and peace of mind associated with McCarthy & Stone living.

The apartment is located at the front of the building with a wonderful private balcony overlooking the mature communal gardens.

The accommodation comprises a double bedroom with fitted wardrobes, a spacious living/dining room, modern kitchen and a thoughtfully designed tiled wet room with separate bath. Other benefits include newly installed hot water cylinder accessed via a walk-in cupboard, modern slimline electric heaters and double glazing.

Cherrett Court is perfectly positioned for ease of access to all facilities. There is 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 available for residents participation.

- **One bedroom retirement apartment situated on the first floor with front door to:**
- **Entrance hall** with attractive solid oak doors to all rooms and door to sizeable walk-in storage/laundry cupboard housing the electric water cylinder and electric points, slatted shelving for storage
- Extremely well presented and well proportioned **lounge/dining room** with a feature centrally positioned ornate mock fireplace with inset electric flame effect fire, two modern Dimplex slimline wall mounted heaters, two ceiling light points, double glazed door giving access to the delightful private balcony overlooking the communal grounds to the front of the building, part glazed solid wood door leading to the kitchen
- Stylish modern **kitchen** comprising range of base and wall mounted units with adjoining worktops, integrated and raised oven, inset 4 ring electric hob with filter hood above, single drainer sink unit with mixer taps, tiled splashbacks and double glazed window overlooking the communal grounds to the front, integrated and concealed fridge and separate freezer, tiled flooring and extractor fan
- **Bedroom** with unique double glazed floor to ceiling window to the front aspect, wall mounted modern slimline Dimplex electric heater, built in wardrobes with mirrored fronted sliding doors, hanging space and shelving
- Sizeable **wet bath/shower room** perfectly adapted to provide easy access to a wet shower space with fully tiled walls, separate panelled bath, vanity unit with wash hand basin, wall mounted electric towel rail, electric Dimplex heater and WC, fitted emergency pull cord

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 Charges: £927.90 per month

Ground Rent: Approximately £435 per annum

COUNCIL TAX BAND: C

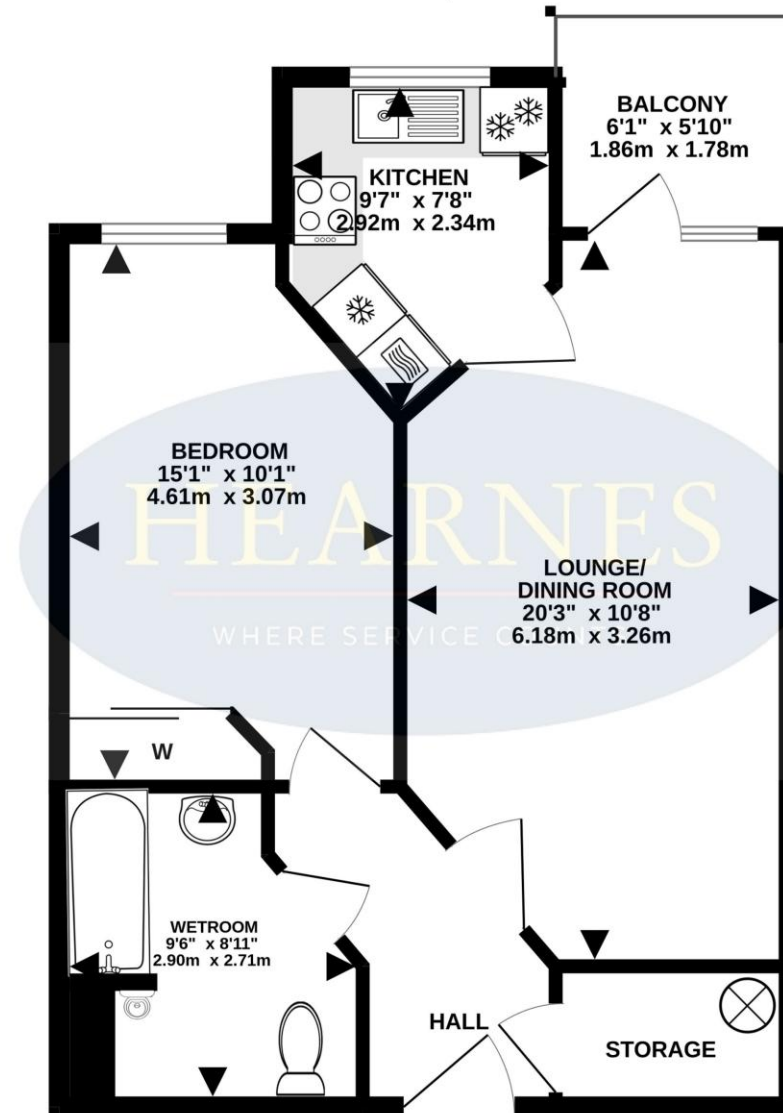
EPC RATING: C

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.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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

