



CHERRETT COURT

**Cherrett Court, 557 Ringwood Road
Ferndown, Dorset, BH22 9FE**

LEASEHOLD PRICE

£125,000

“A second floor apartment overlooking the communal grounds, offered with no forward chain”

A well-maintained one double bedroom second floor apartment, situated in an exclusive retirement apartment complex and offered with immediate vacant possession.

The light and spacious lounge/dining room features a fireplace and electric coal-effect fire creating an attractive focal point to the room. A door leads through into a modern kitchen which incorporates a range of units and built in Beko appliances including a hob and overhead extractor, fridge, freezer and tiled flooring.

The master bedroom is a good sized double, benefits from a built in double wardrobe with mirrored sliding doors and a private outlook onto the rear gardens. The bedroom is serviced by a large bathroom which includes a large walk in shower, bath, vanity unit with wash hand basin, WC, fully tiled walls and non-slip lino flooring.

The property also benefits from a security entry phone intercoms system, double glazing and electric heating.

Cherrett Court is a delightful assisted living complex constructed in 2010 by McCarthy and Stone for residents over 70 years of age (or such other age as the Landlord may in its discretion permit). There is an extensive range of facilities including function room, residents lounge, guest suite, battery scooter store and laundry room. There is also an excellent subsidised waitress serviced restaurant offering superb three course meals.

Personalised care packages can be arranged using in house carers who are on hand 24 hours a day. Care can include dressing and undressing, bathing and medical monitoring. In addition an hour's domestic help is included in the service charge and extra help with laundry and shopping can be provided if required.

Unlike in other residential developments an onsite residential manager is available 24 hours a day, all year round.

There are beautifully kept communal gardens with seating areas. Car parking is available to resident permit holders as well as allocated visitors parking.

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

Lease: 125 years from 1/1/2010

Maintenance: Currently Approx. £810.14 per month

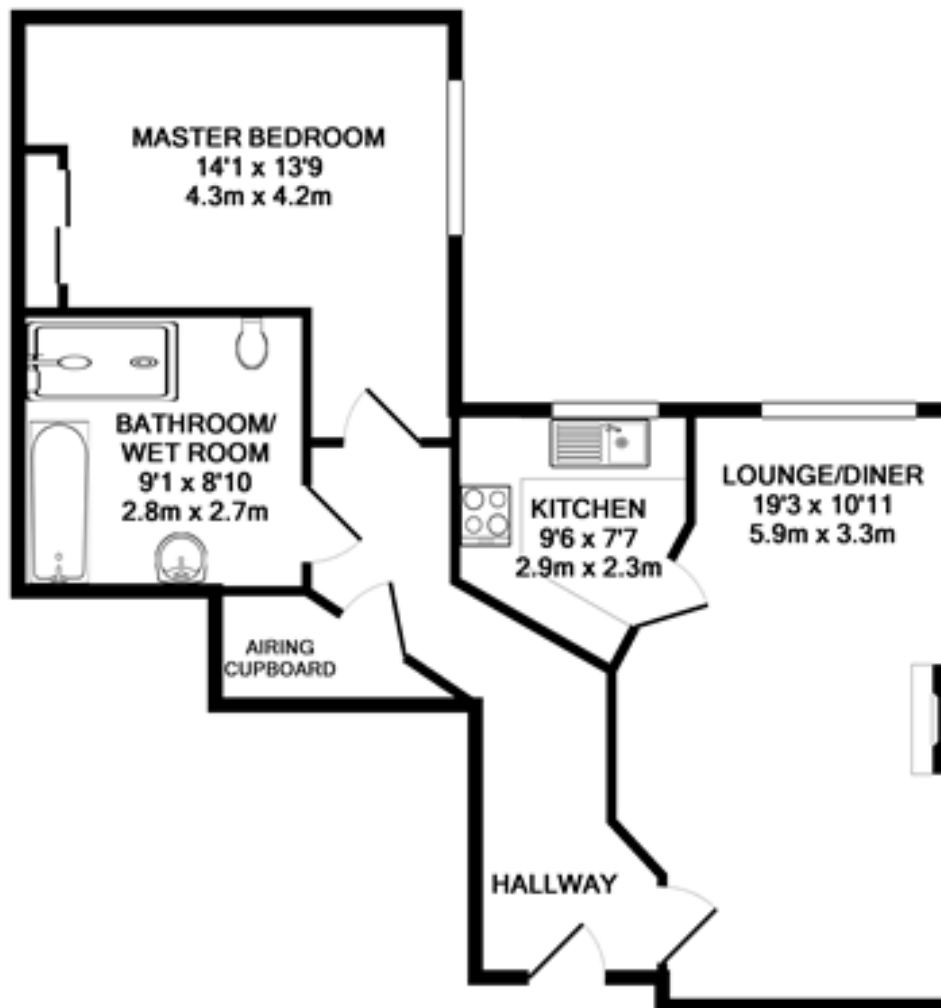
Ground rent: Currently Approx. £217.50 every 6 months

COUNCIL TAX BAND: B

EPC RATING: C



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 APPROX. FLOOR AREA 586 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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