



**HEARNES**

WHERE SERVICE COUNTS

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



# LEASEHOLD PRICE

## £75,000

***“A light and spacious ground floor retirement apartment with private patio”***

This well proportioned and immaculately presented one double bedroom ground floor retirement apartment enjoys a convenient town centre location and is offered with no onward chain.

Cherrett Court was constructed by McCarthy & Stone in 2010 and offers security of independence and comfort. There are staff onsite 24 hours a day with an emergency call system linked to the house manager. Cherrett Court is assisted living for the over 70's.

- **One double bedroom ground floor flat with private patio**
- Good sized **entrance hall** with walk-in cupboard
- **20' Lounge/dining room** with coal effect electric fire, double glazed patio door leading out onto a private patio area and garden
- Modern fitted **kitchen** also with a double glazed window, 4 ring electric hob and extractor hood above, fitted fridge and freezer and new oven
- **Double bedroom** with a double glazed window, a fitted floor to ceiling wardrobe with mirrored fronted sliding doors
- Spacious **bathroom/wet room** finished in a white suite incorporating a panelled bath, walk-in shower area with wall mounted shower controls and shower attachment, WC, wash hand basin with vanity storage beneath

Within Cherrett Court there are two lifts, a laundry room, a guest suite with en-suite facilities for visiting families and friends, waitress served restaurant offering hot 3 course lunch every day and a residents lounge. There is a battery scooter store with charging points and direct access into the building. Personal care packages are available by arrangement. All residents have the use of the well kept communal gardens. There is an area designated for visitors parking and allocated parking spaces are also available upon request.

**Lease: 125 years from 1st January 2010**  
**Maintenance Charges: Currently £927.90 per month**  
**Ground Rent: Currently £217.50 every 6 months**

**COUNCIL TAX BAND: C**

**EPC RATING: C**

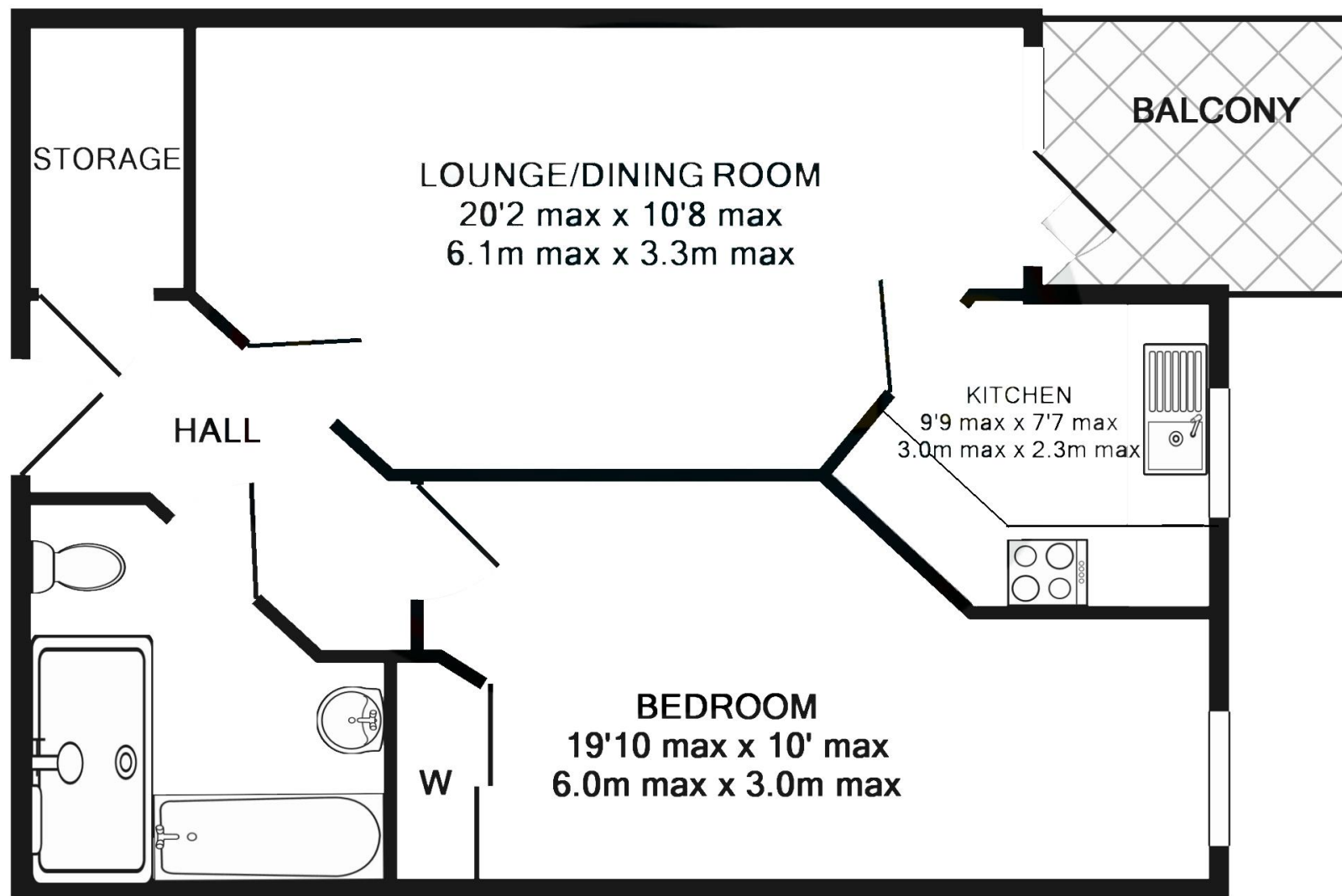


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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 APPROX. FLOOR AREA 577 SQ.FT. (53.6 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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