



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

LEASEHOLD PRICE

£79,950

“A well presented second floor retirement apartment with an extended lease and lift access”

This superbly positioned and well presented one double bedroom second floor retirement apartment has an extended lease and is conveniently located approximately 300 metres from Ferndown town centre. There is lift access to the apartment.

Homelands House is a retirement development for residents aged 60 or over. This particular apartment enjoys a secluded position and a pleasant view over the communal grounds.

- **A well presented second floor retirement apartment with an extended lease and lift access**
- **Entrance hall** with a walk-in airing/storage cupboard
- Good sized **lounge/diner** with ample space for dining table and chairs, double glazed window and archway leading to the kitchen area
- The **kitchen** has ample worktops, good range of base and wall units, recess for fridge freezer, integrated oven and hob, stainless steel sink unit and drainer, partly tiled walls, window
- The **bedroom** is a good sized double benefitting from carpets, double fitted wardrobe, window overlooking the communal grounds
- The **shower room** is finished in a white suite comprising pedestal wash hand basin, shower cubicle with electric shower and WC. Medicine cabinet and vanity mirror
- **Further benefits:** Entry phone intercom system, double glazing and residents and guest parking

Homeland House benefits from a residents lounge, two guest suites, two laundry rooms and well maintained communal gardens. Homelands House also has a House Manager who can be accessed by various points within the property in case of emergency. Periods when the House Manager is off duty there is a 24 hour Careline response system. Entertainment is regularly arranged for residents for a small fee and many other clubs and activities are available.

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.

Lease: 158 years from 1 September 1983

Maintenance Charge: £962.09 (approx.) every 6 months

Ground Rent: £207.54 every 6 months

COUNCIL TAX BAND: A

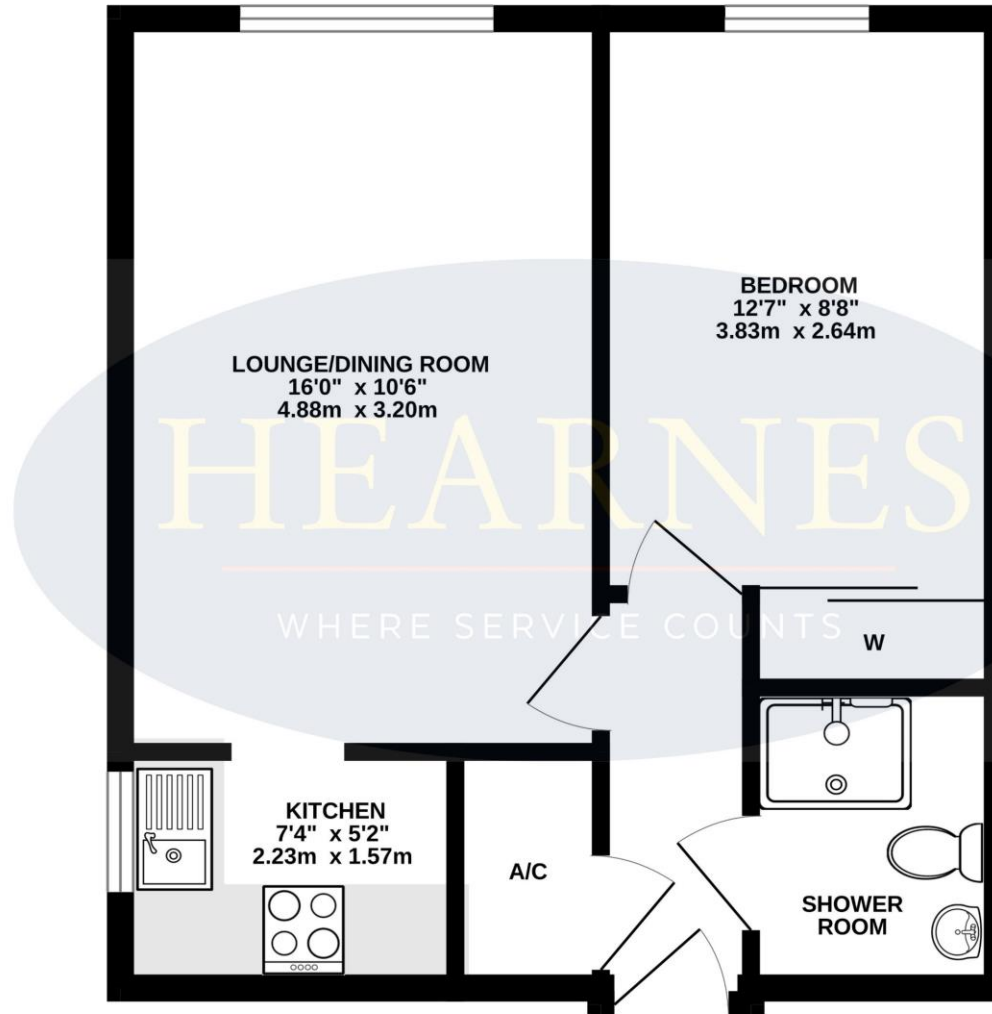
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 406 sq.ft. (37.8 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



Residents kitchen



Residents lounge



Residents function room