



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

PARKING FOR  
AMBULANCES  
ONLY

RESIDENT  
PARKING  
ONLY



# LEASEHOLD PRICE

## £95,000

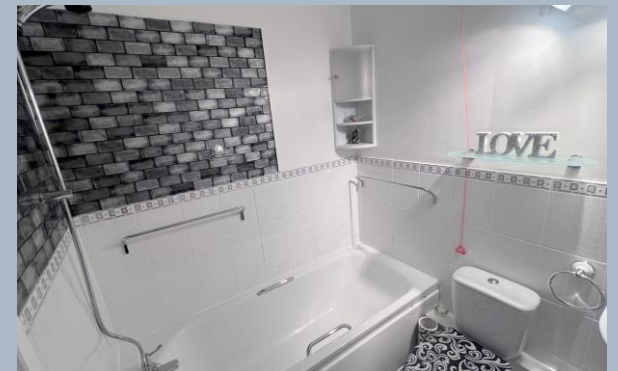
***“Beautifully presented throughout with extended lease only 200 yards from Ferndown town centre and regular bus routes offered with no onward chain”***

This well appointed apartment has been tastefully updated and maintained and is located on the first floor with communal lift and overlooks the immediate entrance to the block and communal gardens.

The accommodation comprises of a double bedroom with built-in wardrobes, a spacious living room and open archway to the fitted kitchen, a stylish modern bathroom with wall mounted shower, and a well presented entrance hall with large storage cupboard.

The property is accessed via a secure entry phone and is offered with **no forward chain**.

Outside the communal grounds are well maintained with seated areas, whilst the parking area provides spaces on a first come first served basis.



- **Entrance hall**, parquet style flooring, entry phone, large cupboard
- **Lounge/dining area**, double glazed window to front aspect, electric heater
- **Kitchen** comprising of a range of base and wall mounted units with work tops, glazed cabinet, integrated oven and ceramic hob, space for fridge/freezer. (There is a communal laundry room) Stainless steel sink unit, with tiled splashbacks
- **Bedroom** has a double glazed window to rear aspect, built in wardrobes, electric heater
- **Bathroom**, stylish refitted white suite comprising of panelled bath with wall mounted shower attachment and contrasting tiled splashbacks, low level WC, pedestal wash hand basin, wall mounted heater
- **Further benefits include;** double glazing, electric heating and offered with no onward chain.

Homelands house benefits from a **residents lounge, two guest suites, a laundry room and well maintained communal gardens**

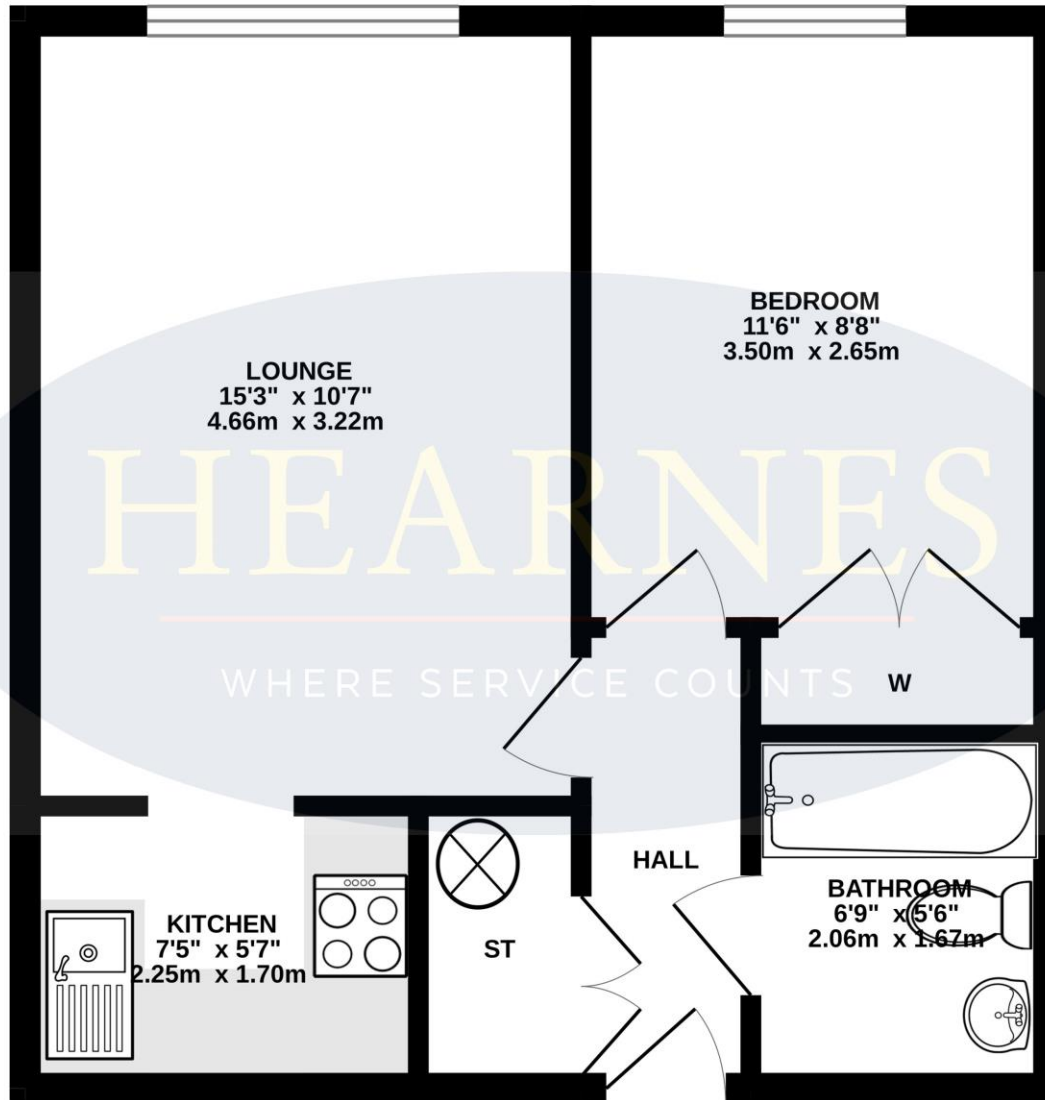
Homelands house also has a **house manager** who can be accessed by various points within the property in case of emergency. The periods when the house manager is off duty there is a **24 hour Careline response system**. **Entertainment** is regularly arranged through residents for a small fee and many other clubs and activities are available.

**LEASEHOLD:** 121 years remaining  
**MAINTENANCE:** Approx £1,141.70 every 6 months  
**GROUND RENT:** Approx £247 per 6 months  
**COUNCIL TAX BAND:** A **EPC RATING:** B

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 FLOOR AREA : 392 sq.ft. (36.4 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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### GROUND FLOOR

392 sq.ft. (36.4 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE





Residents lounge



Laundry room