



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

LEASEHOLD PRICE

£85,000

“A recently modernised ground floor retirement apartment with its own patio area”

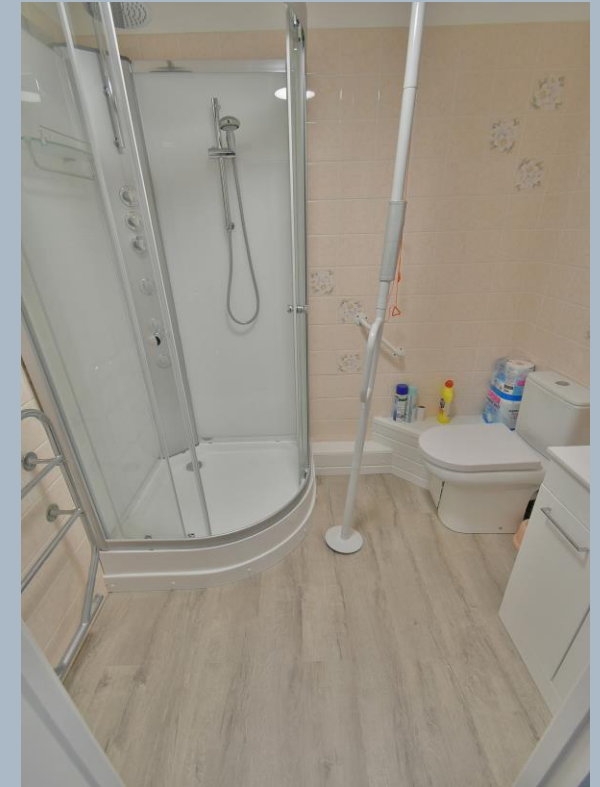
This superbly positioned and recently modernised one double bedroom ground floor retirement apartment has its own private patio area and is conveniently located approximately 200 metres from Ferndown’s town centre.

Homelands house is a retirement development for residents aged over the age of 60. This particular apartment is located in the heart of the development and has its own private patio area which enjoys a pleasant outlook over the communal gardens.

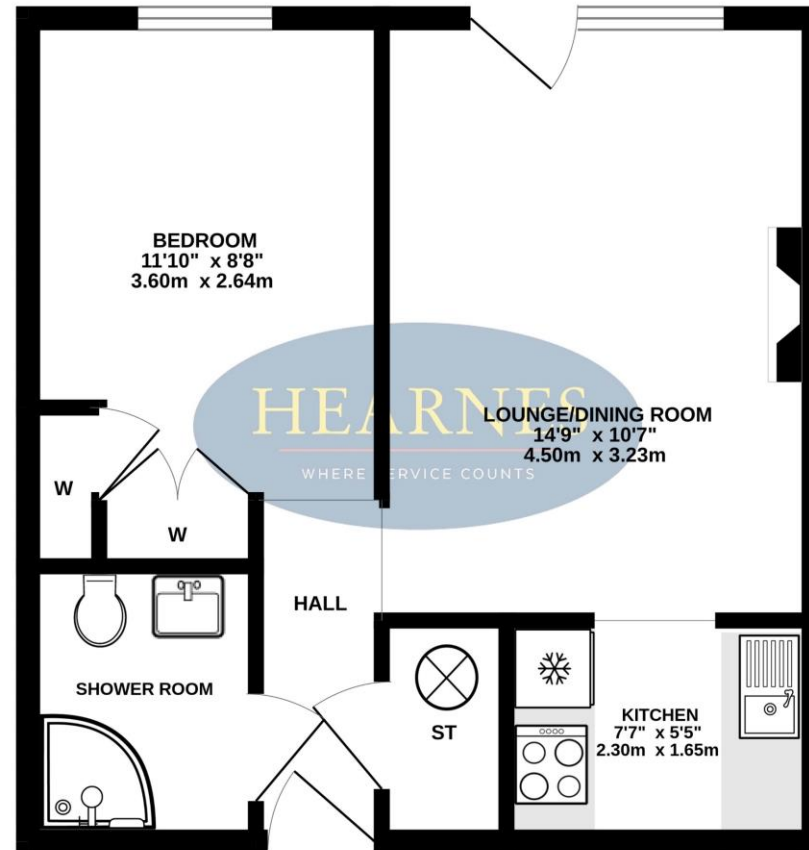
- **Recently modernised one double bedroom ground floor retirement apartment with a patio area**
- **Entrance hall** with a walk-in airing cupboard/storage cupboard
- Good size **lounge/dining room** with an exposed stone fireplace, ample space for dining table and chairs, double glaze door leading out onto the patio area and archway leading through to the kitchen
- The **kitchen** has recently been refitted and incorporates ample worktops, good range of base and wall units, recess for fridge/freezer, integrated oven and hob, stainless steel sink unit and drainer, fully tiled walls
- **The bedroom** is a good size double bedroom benefitting from a single and double fitted wardrobe
- Recently refitted **shower room** finished in a stylish white suite incorporating a multi-jetted shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- 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

LEASE: 59 Years Remaining (approximately)
MAINTENANCE: £867 every 6 months
GROUND RENT: £424 per annum
COUNCIL TAX BAND: A **EPC RATING:** C

AGENTS NOTE: 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.



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 385 sq.ft. (35.8 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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