



HEARNES

WHERE SERVICE COUNTS

**St Georges Court,
Ringwood Road, Ferndown, BH22 9BS**

LEASEHOLD PRICE

£135,000

“A larger than average one bedroom retirement apartment offered with no onward chain”

This extremely well appointed first floor apartment occupies an enviable position on the corner aspect of this popular retirement block for the over 60's. The retirement block is situated on a level walk to nearby Ferndown town centre and regular bus routes.

The apartment benefits from a larger than average dual aspect bedroom with a separate section of fitted wardrobes served by a modern re-fitted shower room with a walk-in dual width shower, 17' living room with an area for table and chairs overlooking the communal grounds, a unique additional versatile dining/reception room and a modern re-fitted kitchen with a double integrated and raised oven, ceramic hob with extractor above and built in fridge freezer.

Other benefits include electric heating, double glazing, security entry phone access via communal hall and passenger lift.

St Georges Court provides communal facilities to include residents lounge, conservatory, day room accessing the well maintained communal grounds and patio, communal kitchen, guest suite, laundry room and peace of mind 24 hour Careline response system and an on site manager.

- Entrance hall
- Modern fitted kitchen
- Spacious living room
- Additional sitting area
- Larger than average bedroom with wardrobe area
- Re-fitted shower room
- First come first served parking

Lease: 125 years from 2001

Ground Rent: £922.00 per annum

Maintenance: £2,398.37 every 6 months

Agents Note: We have been advised that pets are allowed at discretion of management. Short term letting allowed, minimum 6 months.

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

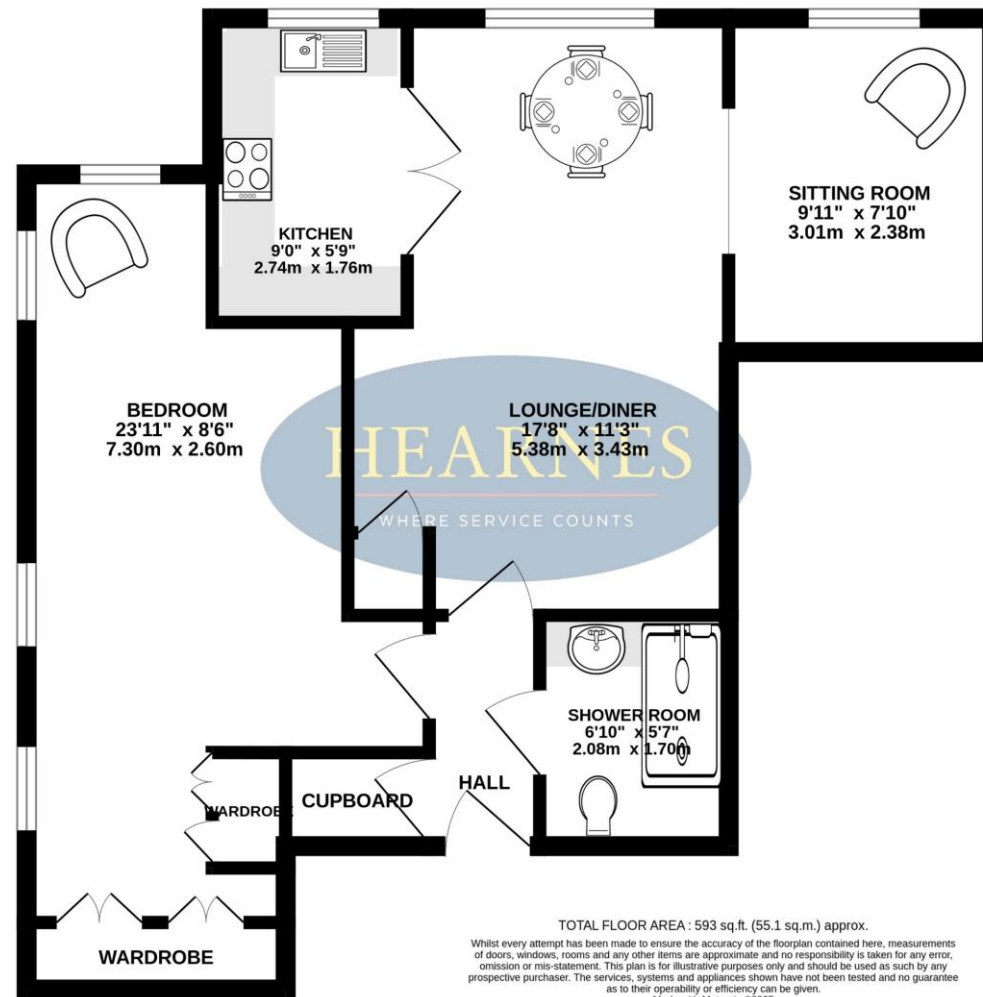
COUNCIL TAX BAND: C

EPC RATING: TBC



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.

FIRST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

