



St Georges Court
Ferndown, Dorset, BH22 9BS

LEASEHOLD PRICE

£119,950

“An immaculately presented first floor retirement apartment with a lift and no chain”

This immaculately presented and generous sized one double bedroom first floor retirement apartment has a lift and now comes to the market offered with no onward chain.

St Georges Court is conveniently located approximately 400 metres from Ferndown’s town centre.

- **One double bedroom first floor retirement apartment with a lift**
- **Spacious 13ft entrance hall** with large storage/airing cupboard
- **26ft Lounge/dining room**
- **Lounge area** has a living flame coal effect electric fire
- **Dining area** has double doors into the kitchen
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, hob and extractor, recess for fridge/freezer, attractive tiled splashbacks and window overlooking the communal gardens
- Generous size **double bedroom** with fitted wardrobe
- Spacious **shower room** incorporating a shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- There is a **24 Hour Careline Response System** with pull cords in each room
- St Georges Court has an **on-site House Manager**
- Communal facilities include **residents lounge, kitchen, guest suite, laundry room and refuse area**
- There is an **area designated for visitors and residents parking**
- All residents have the use of the **beautifully kept communal gardens**
- **Lease restrictions**; first occupant must be aged 60 years or over and the second occupant must be 55 years or over
- **Further benefits include**: double glazing and electric heating. The property is also offered with no onward chain.

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

LEASEHOLD: 125 Years from 2002
MAINTENANCE: £3,200 per annum
GROUND RENT: £175 every 6 months

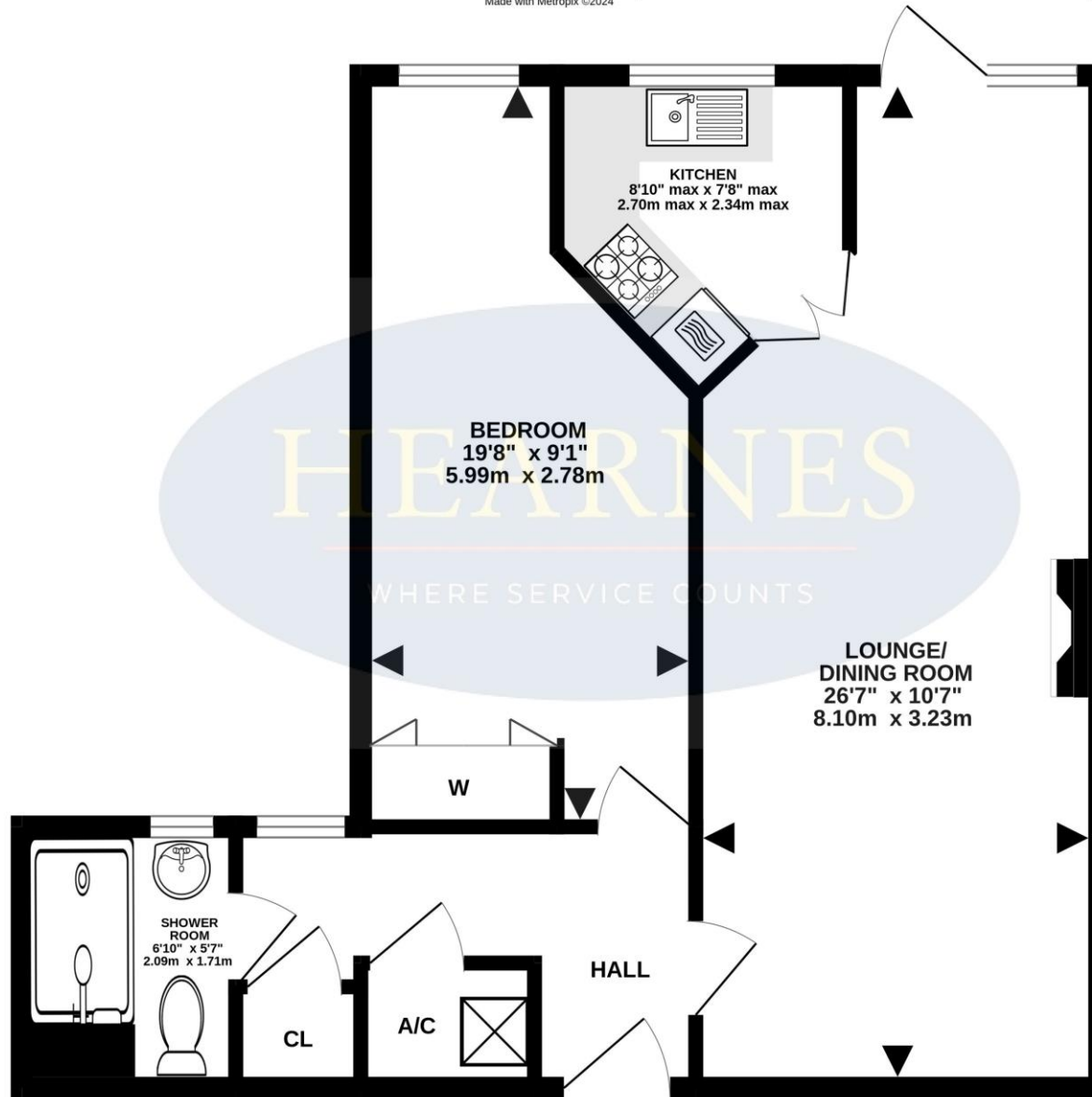
COUNCIL TAX BAND: C **EPC RATING:** C

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.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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



Communal laundry room



Residents lounge