



**Cherrett Court,
557 Ringwood Road, Ferndown, Dorset BH22 9FE**

LEASEHOLD PRICE

£130,000

“A generous size first floor retirement apartment with a southerly facing balcony”

This well proportioned and superbly positioned one double bedroom first floor retirement apartment has a southerly facing balcony as well as a lift and is offered with no onward chain.

The property is conveniently located approximately 250 metres from Ferndown’s town centre. Cherrett Court was constructed by McCarthy & Stone as an assisted living complex for residents of 70 years of age.

- **One double bedroom first floor retirement apartment with a lift and balcony**
- **Entrance hall** with walk-in storage cupboard
- **20ft Lounge/dining room** with a living flame coal effect electric fire, ample space for dining table and chairs and door leading out onto a balcony
- **The balcony** offers a pleasant, wooded outlook and faces a southerly aspect
- **Kitchen** incorporates ample roll top worksurfaces with a good range of base and wall units, integrated eye level electric oven, grill and extractor fan above, integrated fridge and freezer, tiled floor, window facing a southerly aspect flooding the kitchen with lots of natural light
- **19ft Generous size double bedroom** with fitted floor to ceiling wardrobes with mirrored sliding doors
- **Spacious bathroom/wet room** finished in a modern white suite incorporating panelled bath, walk-in shower area, wash hand basin with vanity storage beneath, WC, non-slip flooring, fully tiled walls
- **Cherrett Court** has an excellent subsidised waitress service dining room and the other facilities include a function room, residents lounge, battery scooter store, well equipped laundry room and a guest suite
- **Car parking spaces** may be available depending on the demand with an additional annual fee
- Unlike other residential developments there is an on-site house manager available 24hours a day, 365 days a year
- **Further benefits** include double glazing, electric heating and the property is offered with no onward chain

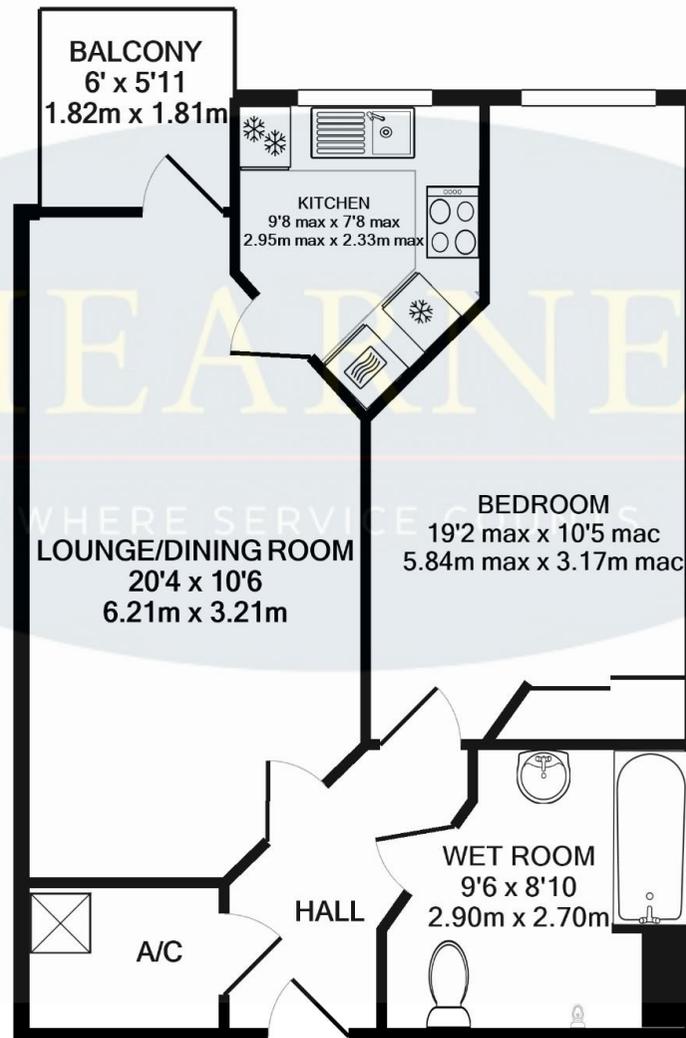
LEASE: 125 Years from 1/1/2010
MAINTENANCE: approximately £810.14 per month
GROUND RENT: £250 Every 6 months
COUNCIL TAX BAND: C **EPC RATING:** B

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 APPROX. FLOOR AREA 545 SQ.FT. (50.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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