



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

# LEASEHOLD PRICE

## £99,950

***“An immaculately presented 1<sup>st</sup> floor apartment with a lift and two private balconies”***

This immaculately presented and generous sized one double bed roomed 1<sup>st</sup> floor retirement apartment has two private balconies, a lift and stairs rising to the property and offered with no onward chain.

Cherrett Court is a popular retirement development constructed by McCarthy & Stone for owners over the age of 70 years. There is excellent subsidized waitress served restaurant and personalised care packages can be arranged to include home carers who are on hand 24 hours a day. A particular feature of these residential developments is on site residential manager is available 24 hours a day all year round.

- **An immaculately presented one double bedroom first floor apartment with a lift and no chain**
- Good sized **entrance hall** with large walk-in cupboard
- 20ft **lounge/dining room** with feature fireplace, door leading through into a modern kitchen and double glazed door leading out onto a balcony
- **The balcony** offers an excellent degree of seclusion and enjoys a pleasant outlook.
- **Modern kitchen** incorporating several work surfaces, a good range of base and wall units and an excellent range of integrated appliances to include electric hob, oven, with extractor above, fridge freezer and a tiled floor.
- There is a generous sized **double bedroom** with fitted wardrobes and mirror fronted sliding doors and a double glazed door leading out onto a private balcony which offers a good degree of seclusion.
- Good sized **bathroom/wet room** incorporating a walk-in shower area, panelled bath, WC, wash hand basin with storage underneath

There is an excellent range of facilities available in Cherrett Court including a function room, residents lounge, guest suite, battery scooter store, laundry room and carparking for residents permanent holders. Care packages can be arranged and can include: dressing, undressing, bathing and medical monitoring. In addition, an hour's domestic is included within the service charge. Extra help with cleaning and laundry can be provided as required.

**LEASEHOLD:** 125 years from the 1/1/2010  
**MAINTENANCE:** £810.13 per month  
**GROUND RENT:** £250 per year, collected 6 monthly

Other benefits include double glazing, electric heating, security entry intercom entrance system, 24 hour emergency call system provided by a personal pendant and pullcord. The property comes onto the market with no onward chain.

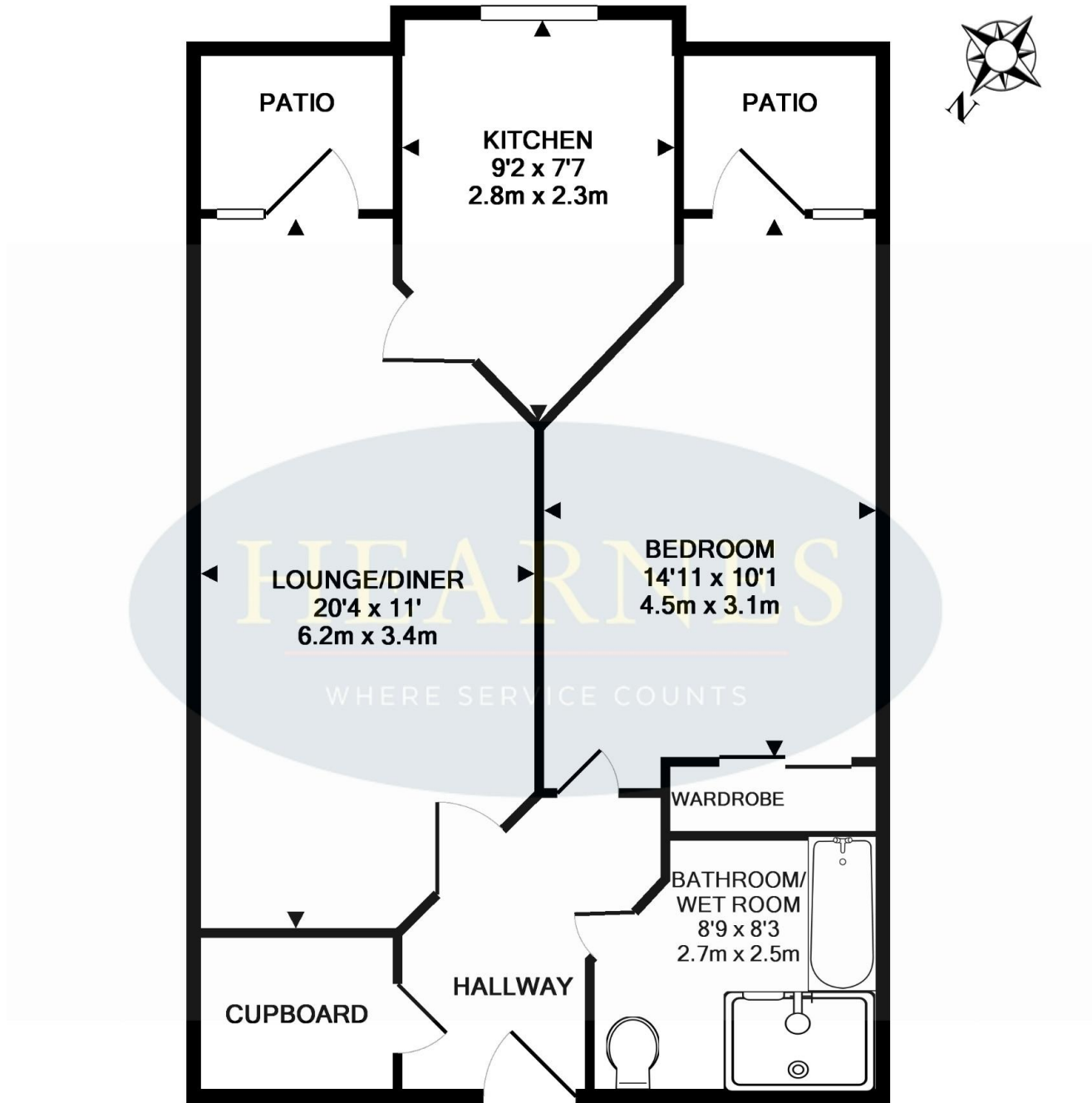
Ferndown offers an excellent range of recreational shopping and leisure facilities.

**COUNCIL TAX BAND: C**

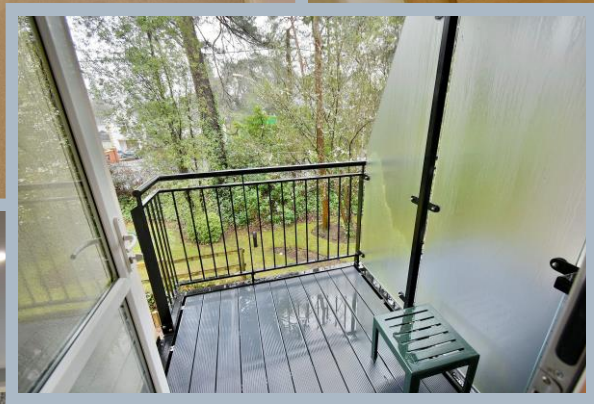
**EPC RATING: C**



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.



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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Communal lounge



Communal gardens