



**HEARNES**

WHERE SERVICE COUNTS

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

# LEASEHOLD PRICE £65,000

***“A light and spacious retirement apartment within the town centre”***

This well proportioned and immaculately presented one double bedroom, second floor retirement apartment enjoys a convenient town centre location and is offered with no onward chain.

Cherrett Court was constructed by McCarthy & Stone in 2010 and offers security of independence and comfort. There is a 24 Hour Careline emergency call system linked to the house manager. Cherrett Court is assisted living for the over 70's.

- **One double bedroom second floor retirement apartment with a lift**
- Welcoming **entrance hall** with walk-in cupboard
- Light and spacious **20ft lounge/dining room** with coal effect electric fire, double glazed patio door opening onto a private south easterly facing balcony
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- **Modern fitted kitchen** with sky light, four ring electric hob and extractor hood above, fitted eye level oven and under counter fridge and freezer
- **Double bedroom** with a double glazed window, fitted floor to ceiling wardrobe with mirror fronted sliding doors
- Spacious **bathroom/wet room** finished in a white suite incorporating a panelled bath, fully tiled walk-in shower area with wall mounted shower controls and shower attachment, WC, wash hand basin with vanity storage beneath
- Within Cherrett Court there are **two lifts, a laundry room, a guest suite with en-suite facilities for visiting families and friends, waitress served restaurant offering hot, three course lunch every day and a residents lounge**
- There is a **battery scooter store** with charging points and direct access into the building
- Personal care packages are available by arrangement
- All residents have the use of the well kept **communal gardens**
- There is an area designated for **visitors parking and allocated parking spaces are also available on request**
- **Further benefits** include electric heating and double glazing

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

**MAINTENANCE:** Currently £810.14 per month

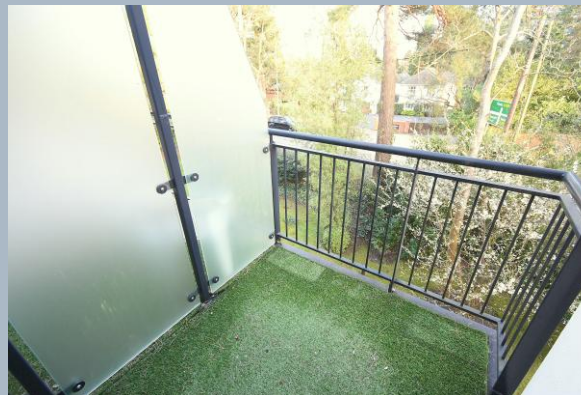
**GROUND RENT:** Currently £250 per annum

**LEASE:** 125 Years from January 2010

**COUNCIL TAX:** C

**EPC RATE:** 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 534 SQ.FT. (49.6 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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