



St Georges Court
Ringwood Road, Ferndown, BH22 9BS

LEASEHOLD PRICE

£145,000

“Delightful ground floor two bedroom apartment in this popular retirement block with southerly aspect private patio close to Ferndown town centre”

A well proportioned modern retirement apartment located towards the rear of this popular purpose built development with the benefit of a private patio, two bedrooms served by a modern shower room, spacious dual aspect living room with patio door and a modern kitchen overlooking the communal grounds.

Other benefits include a security entry phone system, modern electric heating, double glazing and a 101 year lease. Residents enjoy communal facilities including a lounge and conservatory with access to a residents patio, kitchen, guest suite, laundry room and refuse area.

There is the peace of mind of a 24 hour Careline response system with pull chords and an onsite House Manager.

St Georges Court is conveniently located close to Ferndown town centre shops, amenities, doctors surgery and regular bus routes.

- Entrance Hall
- Living Room dual aspect with double glazed window and further patio door and windows to the private patio, overlooking the pleasant communal grounds
- Kitchen – fitted kitchen comprising range of base and wall mounted units, integrated over, inset ceramic hob, sink unit with double glazed window above, space for fridge and freezer
- Bedroom One – double glazed window, built in wardrobe with mirror fronted door
- Bedroom Two – double glazed window
- Shower Room – modern suite with dual width shower cubicle, WC, wash hand basin, part tiled walls

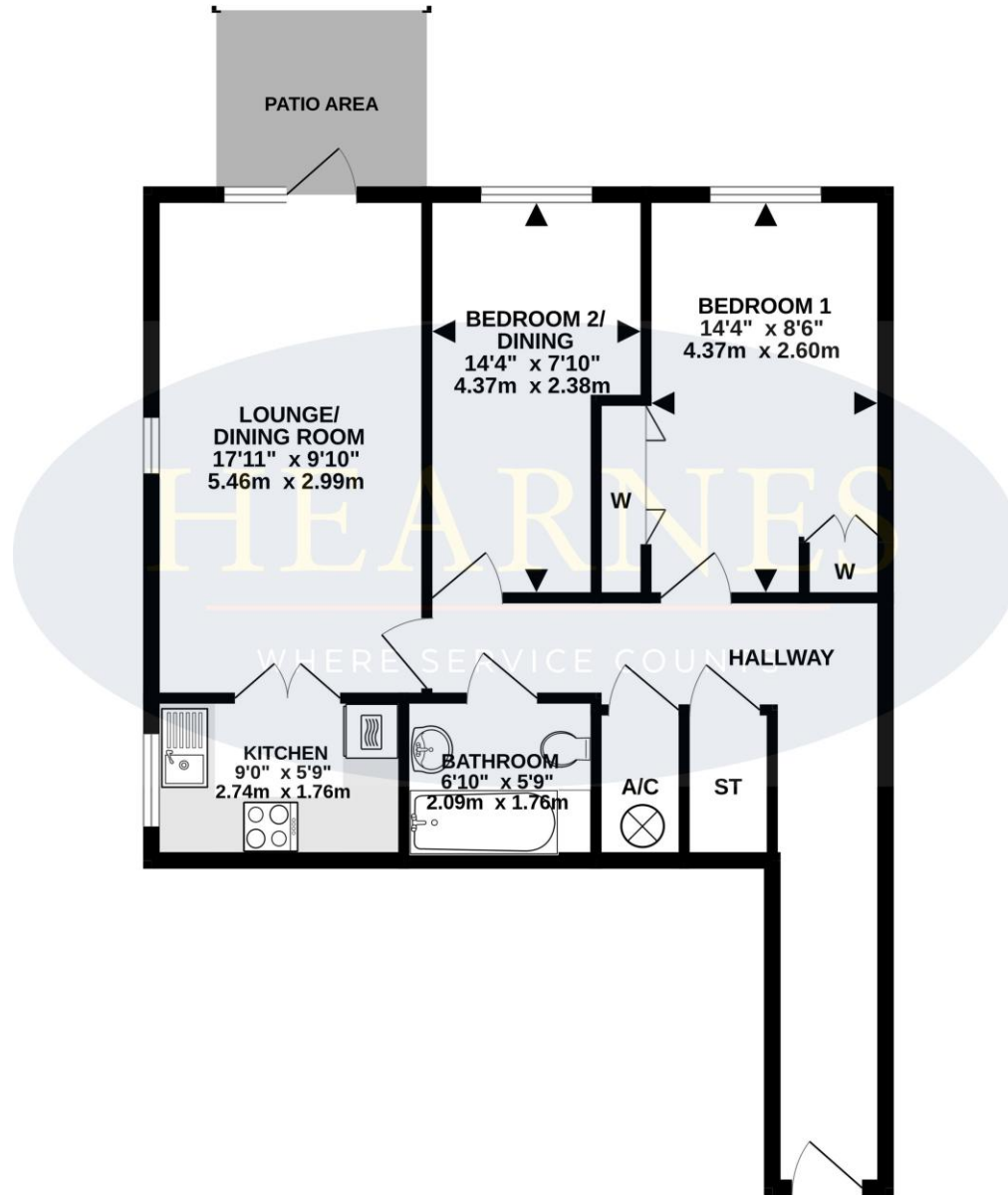
LEASE 125 Years from 2001
MAINTENANCE £1913 per 6 months
£283 per annum for a response buzzer
GROUND RENT £410 per annum
COUNCIL TAX BAND: C **EPC RATING:** C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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