



CHERRETT  
COURT

**HEARNES**

WHERE SERVICE COUNTS

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



# LEASEHOLD GUIDE PRICE

## £55,000

*“An immaculately presented second floor retirement apartment with a lift and no forward chain”*

This extremely well presented and well maintained one double bedroom second floor retirement apartment has a lift whilst situated within the exclusive McCarthy & Stone retirement living development of Cherrett Court.

The property comes to the market with no onward chain and is just a short distance from Ferndown town centre.

Cherrett Court is perfectly positioned for ease of access to all facilities. There is a range of communal facilities to include a restaurant, function room, residents lounge, guest suite, communal gardens, battery scooter store, laundry room and car parking for resident permit holders with additional visitors parking bays. A varied social and event programme is available for residents participation.

- **One double bedroom second floor retirement apartment with a lift**
- Good size **entrance hall** with a store cupboard
- 14' dual aspect **lounge/dining room**, living flame coal effect electric fire creating an attractive focal point of the lounge area, whilst the dining area has space for dining table and chairs
- Modern **kitchen** incorporating a good range of base and wall units with extensive roll top work surfaces, mid height Beko integrated oven, four ring electric hob with an extractor canopy above, integrated fridge and freezer, tiled floor, partly filed walls
- **Bedroom** is a good size double bedroom benefitting from a fitted wardrobe with mirrored sliding doors
- Good size **bathroom/wet room** which includes a bath, vanity unit with a built in wash basin, walk-in shower area, WC, fully tiled walls and non slip flooring
- **Further benefits** include double glazing, electric heating, security entry intercom system, 24 hour emergency call system provided by a personal pendant and pull cord.

Cherrett Court is a beautiful LIVING PLUS DEVELOPMENT (formerly known as assisted living). Constructed in 2010 by McCarthy & Stone for residents over the age of 70 years (or such other age as the landlord may in his discretion permits). Cherrett Court's additional facilities include an excellent subsidised waitress service restaurant serving three course lunches to residents and their guests. Personal care packages can be arranged with in-house carers. Care can include dressing, undressing, bathing and medical monitoring. One hour of domestic care is included in the service charge and extra help with cleaning and laundry can be provided if required. An onsite residential duty manager is available 24 hours a day, all year round.

<b>LEASE:</b>	125 years from 1 January 2010
<b>MAINTENANCE:</b>	£927.90 Per calendar month
<b>GROUND RENT:</b>	£435 Per annum
<b>COUNCIL TAX BAND: C</b>	<b>EPC RATING: C</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 508 SQ.FT. (47.2 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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