



**HEARNES**

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

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## LEASEHOLD PRICE £175,000

A beautifully presented and superbly positioned, one double bedroom ground floor garden apartment, with the unusual and added advantage of two private patio areas overlooking the communal gardens. Enjoying an extremely popular retirement development constructed by McCarthy and Stone for residents over the age of 70 years (or such other age as the Landlord may in its discretion permit).

Cherrett Court is perfectly positioned for ease of access to all facilities and is an assisted living complex constructed in 2010. There is an extra range of facilities including a function room, residents lounge, guest suite, battery scooter store, laundry room and car parking for resident permit holders.

This particular apartment has the added advantage of two private patio areas, one of which is located off of the lounge/dining room and the second patio area is located off a double bedroom. There is a beautifully finished and modern kitchen with an excellent range of integrated appliances including oven, hob, extractor, fridge and freezer and an electrically operated double glazed window overlooking the communal gardens. On entering the property the overall sense of space is immediately noticeable and there is a walk in storage cupboard/airing cupboard.

The bedroom is a good size double bedroom and has a fitted floor to ceiling wardrobe with mirrored sliding door. The bathroom/wet room incorporates a panelled bath with walk in shower area and a wall mounted wash hand basin with vanity storage beneath. Pull cord located in the shower for emergency assistance.

The property has been recently re-carpeted throughout and is in excellent decorative order.

Further benefits include security intercoms system, double glazing, electric heating and the close proximity of the apartment to the residents lounge, dining room and laundry room.

Cherrett Court has an excellent subsidised waitress serviced restaurant. Personalised care packages can be arranged including house carers who are on hand 24hours a day. Care can include dressing, undressing, bathing and medical monitoring. In addition one hour a week of domestic care is included in the service charge and extra help with cleaning and laundry can be provided if required.

Unlike other residential development, the onsite residential manager is available 24 hours a day all year round.

**Lease:** 125 years from 1/1/2010

**Maintenance Charge:** £621.20 per month

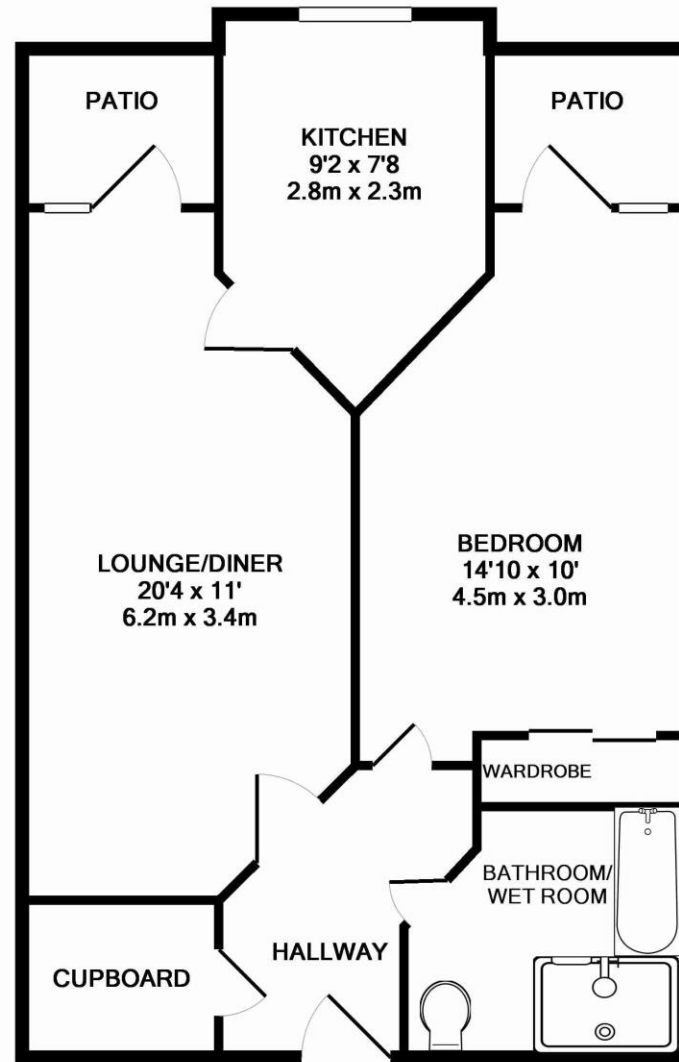
**Ground Rent:** £217.50 per 6 months

**COUNCIL TAX BAND:** C

**EPC RATING:** C

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 835 SQ.FT. (77.6 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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390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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