



**Homelands House, 535 Ringwood Road
Ferndown, Dorset BH22 9DD**

LEASEHOLD PRICE

£85,000

***“A light and modernised retirement apartment
approximately 150 metres from
Ferndown town centre”***

This superbly positioned and modernised one double bedroom, second floor retirement apartment faces a southerly aspect with lots of natural light and enjoys a pleasant outlook. Homelands House has a lift to all floors and the apartments are allocated for residents over the age of 60 years. Conveniently located approximately 150 metres from Ferndown town centre, the apartment now comes to the market offered with immediate vacant possession.

- **One double bedroom, second floor retirement apartment offered with immediate vacant possession**

The Property:

- **Entrance hall** with storage/airing cupboard
- **14ft Lounge/dining room** with window facing a southerly aspect flooding this room with lots of natural light
- Refitted modern **kitchen** incorporating worksurfaces, base and wall units, integrated oven, hob and extractor, integrated fridge and freezer
- Double **bedroom** with fitted floor to ceiling wardrobes with sliding doors, window facing a southerly aspect
- Refitted **shower room** finished in a modern white suite to incorporate a separate a separate shower cubicle, WC, wash hand basin and vanity storage beneath, heated towel rail, fully tiled walls and flooring
- Further benefits include **double glazing and electric heating**
- The property is offered with **no onward chain**

Homelands House was constructed by McCarthy & Stone and comprises of 124 retirement apartments arranged over three floors. The development benefits from a resident's lounge, guest suite, two laundry rooms and well-maintained communal gardens. There is a resident House Manager who can be contacted at various points within each property in case of an emergency. For periods when the House Manager is off duty, there is a 24hour Careline Response System.

Ferndown offers a comprehensive range of shopping, leisure and recreational facilities.

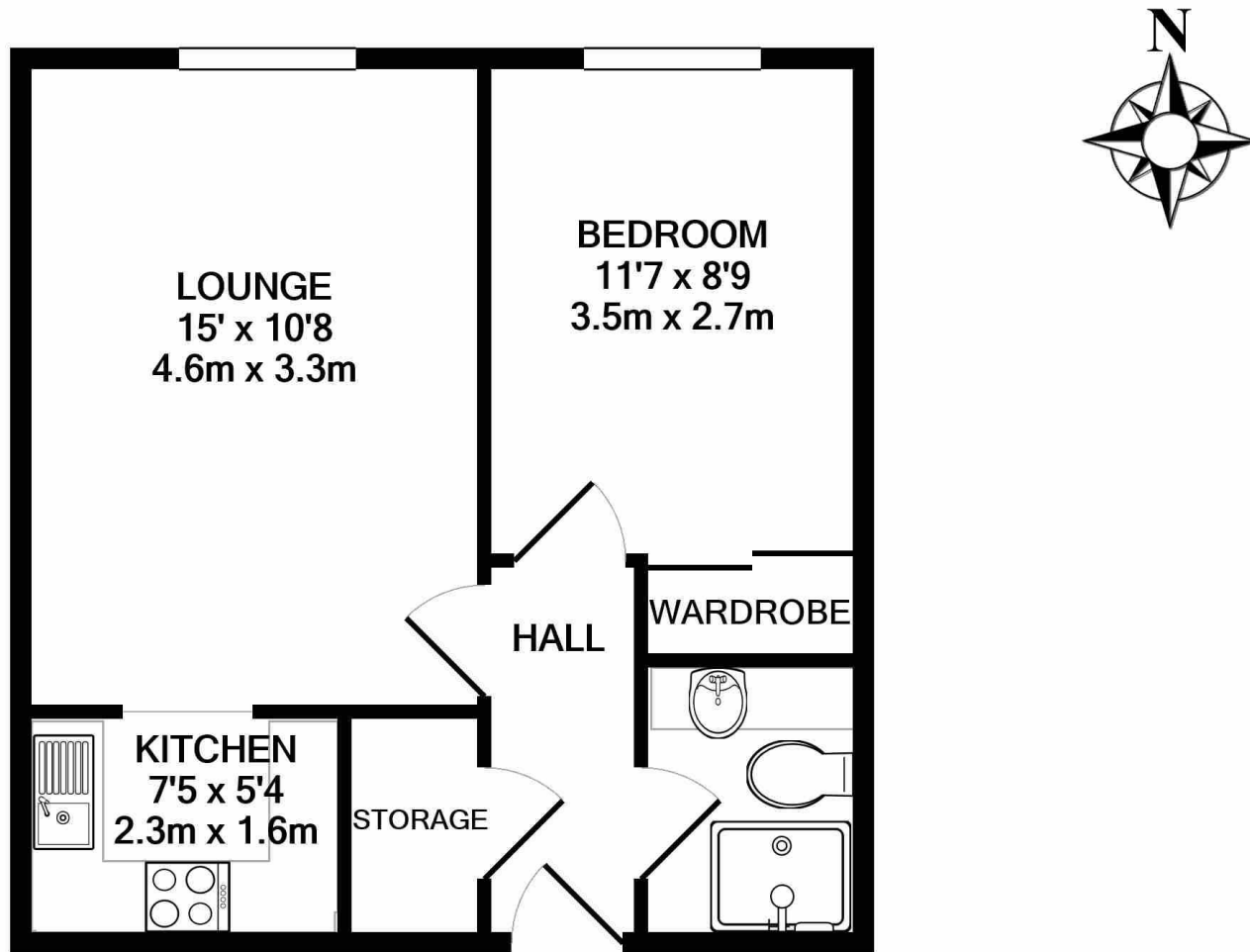
The Homelands House Management are taking the current pandemic very seriously and are adhering to all rules to ensure the residents are kept safe.

LEASE: 103 Years remaining
MAINTENANCE: £854.88 Payable 6 monthly
GROUND RENT: 211.59 Payable 6 monthly

COUNCIL TAX BAND: A **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 394 SQ.FT. (36.6 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Laundry room



Residents lounge