



**St Georges Court, 458 Ringwood Road  
Ferndown, Dorset, BH22 9BS**

# LEASEHOLD PRICE

## £125,000

***“One bedroom second floor apartment with private balcony and no onward chain”***

This conveniently located one double bedroom second floor apartment has a private balcony, lift access and is offered with immediate vacant possession. St Georges Court is conveniently located approximately 400 meters from Ferndown town centre.

- **One double bedroom second floor retirement apartment with a lift and private balcony**
- Good sized **entrance hall** with meter cupboard and a walk-in cupboard
- 19ft **Lounge/dining room** with ample space for dining table and chairs, double doors leading into the kitchen and doors leading out to the balcony
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess for fridge and freezer
- 19ft **Double bedroom** with fitted mirrored wardrobes
- **Bathroom** incorporating a walk in double shower, WC, wash hand basin with vanity storage beneath and mirrored storage above
- Private south-west facing **balcony**
- **Further benefits** include double glazing, electric heating
- There is a **24 hour careline response system** with pull cords in each room
- St Georges Court has an **onsite house manager**
- **Communal facilities** include a residents lounge, kitchen, guest suite, laundry room and refuse area
- There is an area designated to **residents and visitors parking** along with beautiful kept **gardens**
- **Lease restrictions:** First occupant must be aged 60 years or over and the second occupant must be 55 years or over

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

**LEASE:** 105 years remaining  
**MAINTENANCE:** Currently £1,356.09 every 6 months  
**GROUND RENT:** Currently £175.00 every 6 months

**COUNCIL TAX BAND: C**

**EPC RATING: C**

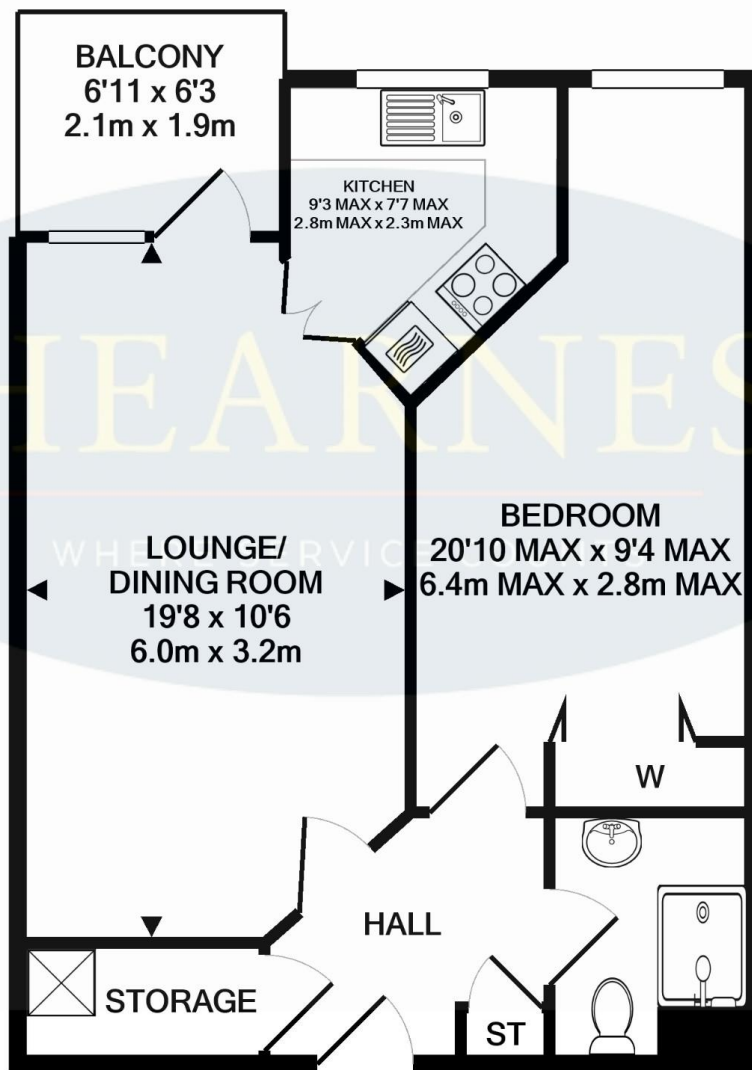
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 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



Communal gardens



Residents Lounge