



Homelands House
535 Ringwood Road, Ferndown. BH22 9DD

LEASEHOLD

PRICE OIEO £70,000

A one double bedroom second floor retirement apartment with a lift offered for sale with no onward chain, situated in a development for the over 60's. The property is conveniently located within easy reach of Ferndown's town centre, approximately 300 yards away.

- **One double bedroom second floor retirement apartment with a lift.**
- Spacious **18ft lounge/dining room** with far reaching views, providing a good degree of natural light
- **Kitchen** comprising base and wall mounted units, sink with window overhead providing views and space for freestanding cooker and full height fridge/freezer
- **13ft Double bedroom** benefiting from fitted wardrobes and a window providing far reaching views
- **Shower room** finished in a modern white suite with partly tiled walls, walk in shower area, wash basin and WC
- **Double glazing** and **electric night storage heating**
- **Lift to all floors**

Homelands house was constructed by McCarthy and Stone and comprises of 124 retirement flats which are arranged over three floors, each serviced by a lift. The development has a number of benefits to include a residents lounge, two guest suites, communal laundry room and use of the well maintained communal grounds.

Furthermore, there is a resident house manager who can be contacted at various points within each property in the case of an emergency. For periods when the house manager is off duty there is a 24hour careline response system.

Location:

The development is situated in a very convenient location, approximately 300 yards away from Ferndown town centre which offers an excellent range of shopping, leisure and recreational facilities as well as a medical centre and public transport links.

Management Company: Pevrill Management Services

Lease: 99 year lease from 1st September 1982 (61 years remaining)

Maintenance: TBC

Ground rent: TBC

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.

***"Popular retirement development for the over 60's,
just 300 yards from Ferndown's town centre"***

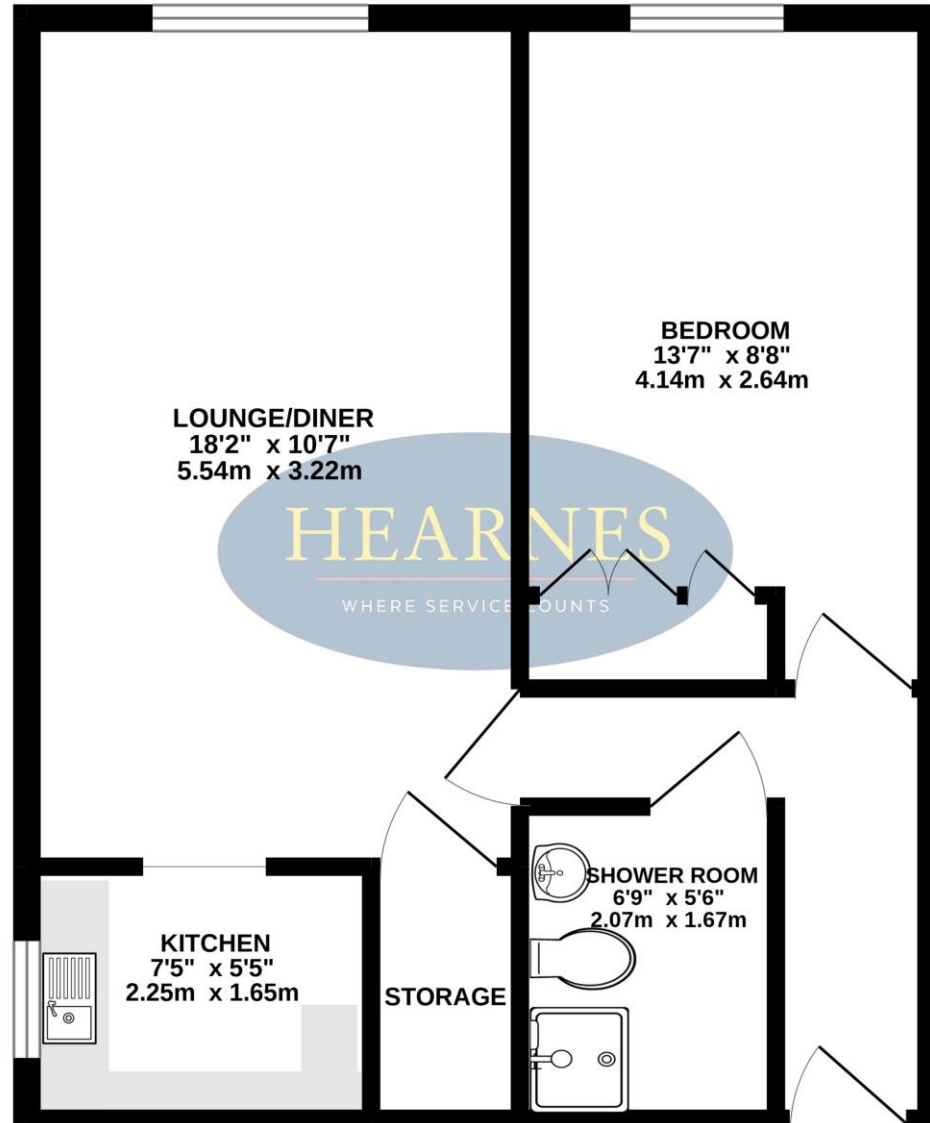


Residents communal lounge



Residents communal dining room

SECOND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



Residents communal laundry room

