



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

# ***“A beautifully presented and well maintained apartment with private balcony”***

## **LEASEHOLD PRICE OIEO £140,000**

A beautifully presented and well maintained one double bedroom apartment enjoying a private balcony set within the exclusive McCarthy & Stone Retirement Living PLUS development of Cherrett Court, offered with no onward chain and just a short distance from Ferndown's 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, gardens, battery scooter store, laundry room and car parking for resident permit holders with additional visitors parking bays. A varied social and events programme is available for residents' participation.

Apartment 42 is located on the second floor which can be accessed either by stairs or a lift. The lounge is spacious, light and airy and includes a fireplace with electric flame effect fire providing an attractive focal point to the room. Double glazed patio door leads out to a delightful, private balcony ideal for enjoying those summer evenings. The kitchen incorporates a range of stylish wall and base mounted units with work tops to complement, mid-height Beko integrated oven, four ring electric hob with overhead extractor, integrated fridge and freezer. The dome window with remote control Velux makes an attractive feature, part tiled walls and fully tiled flooring.

The generous double bedroom benefits from a double built-in wardrobe with a full length double glazed window to the front elevation. The bedroom is serviced by a good size bathroom/wet room which includes a bath, vanity unit with built-in wash hand basin, walk-in shower area, WC, fully tiled walls with non-slip flooring.

Further benefits include double glazing and electric heating, door entry security intercom system, and a 24 hour emergency call system provided by a personal pendant and pull cords.

Cherrett Court is a delightful Living PLUS development (formerly known as Assisted Living). Constructed in 2010 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's additional facilities include an excellent subsidised waitress service restaurant serving daily 3 course lunches for residents and their guests.

Personalised care packages can be arranged with in house carers. Care can include dressing/undressing/bathing and medical monitoring. An addition of one-hour 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 24hours a day, all year round.

**Lease:** 125 years from 1st January 2010

**Maintenance:** £625 pcm

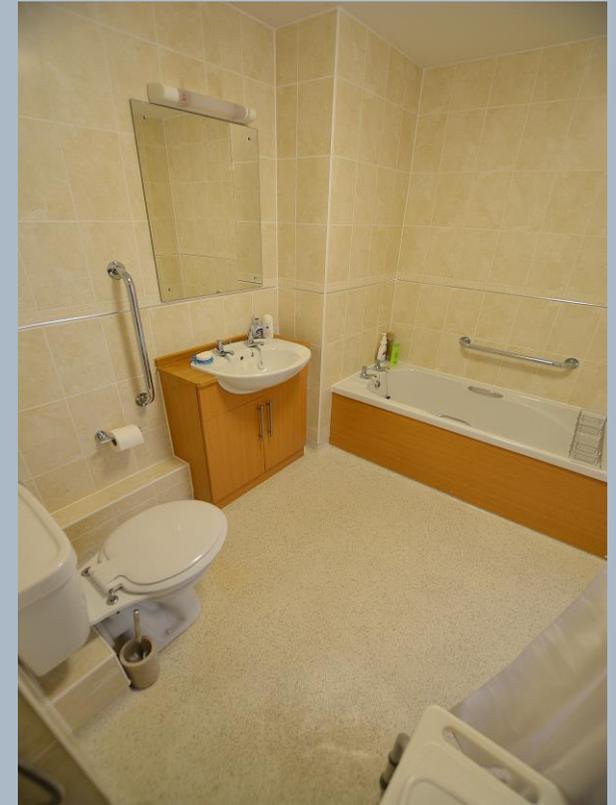
**Ground Rent:** £217.50 every 6 months

**COUNCIL TAX BAND:** C

**EPC RATING:** C



Residents Lounge

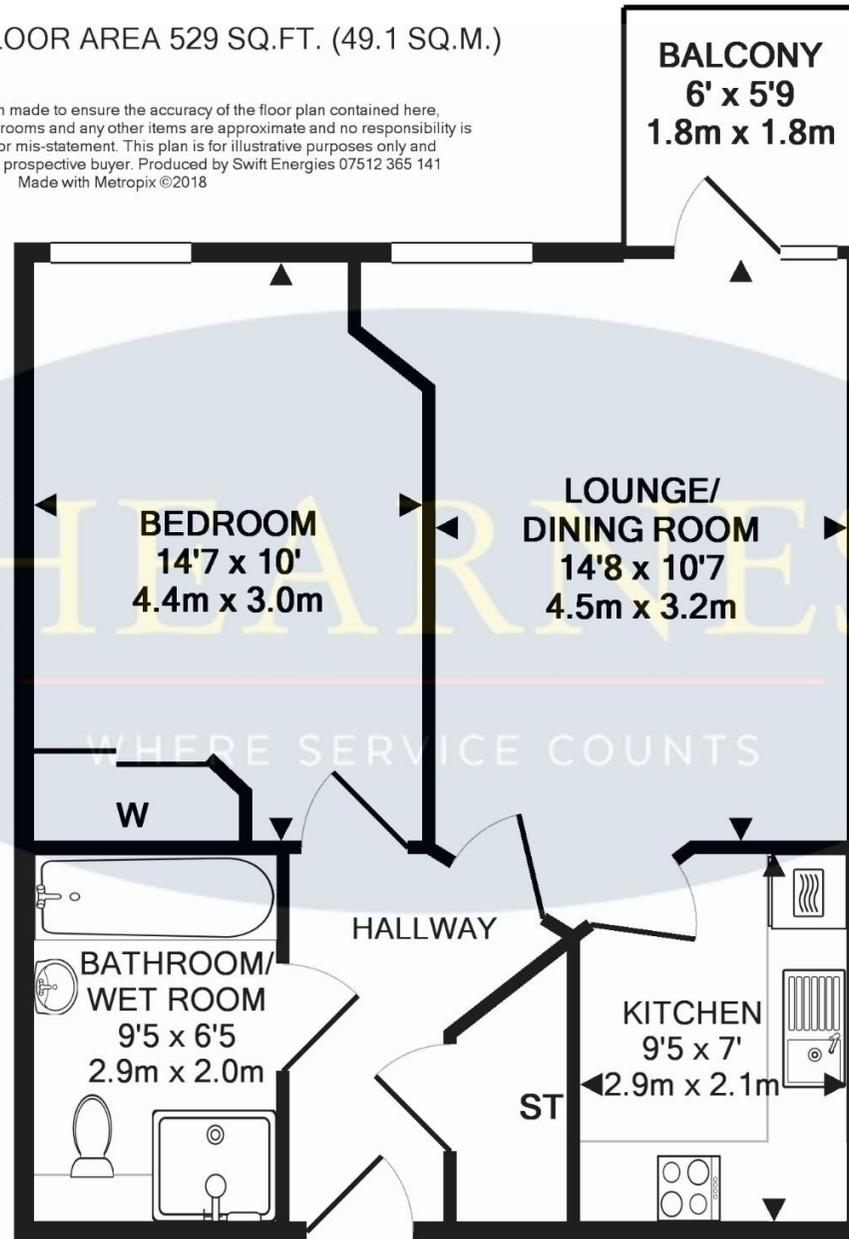


Communal Garden

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 529 SQ.FT. (49.1 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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