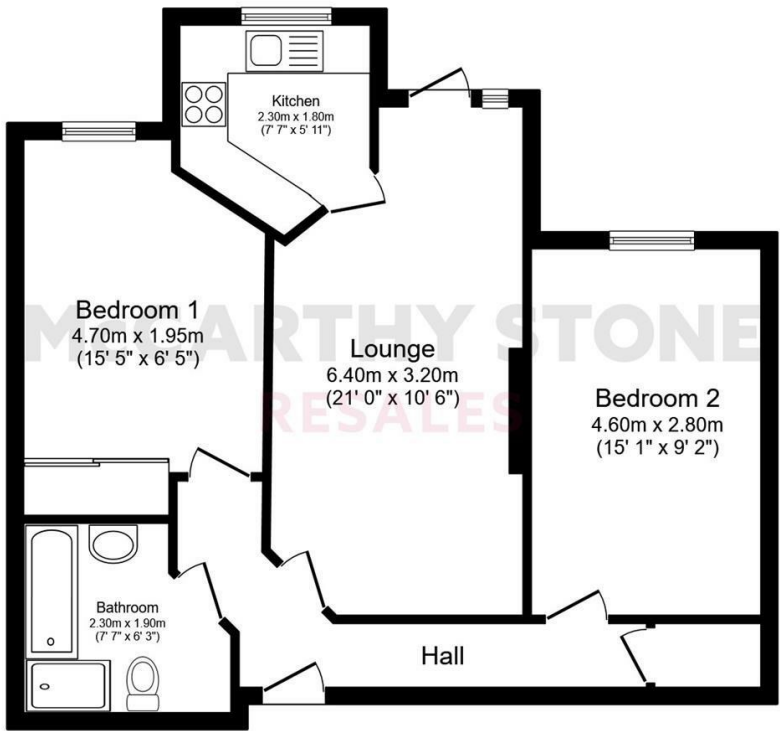


7 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE



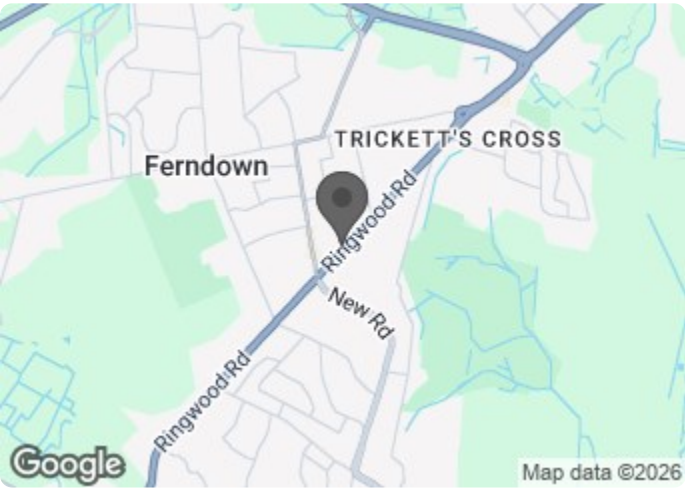
Total floor area 64.0 sq.m. (689 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £195,000 Leasehold

McCarthy Stone are delighted to present this TWO bedroom GROUND FLOOR Retirement Apartment. This Energy Efficient home benefits from a SOUTH FACING aspect leading onto a private patio.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Cherret Court, Ferndown, Dorset, BH22 9FE

SUMMARY

Cherrett Court is an Retirement Living Plus development (formally assisted living) built by renowned award-winning retirement house builders McCarthy & Stone and designed specifically for independent living for those aged over the age of 70. The development is well located withing easy level walk of local facilities and enjoys extensive facilities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, guest suite for visiting family and friends (for which a small nightly charge is made) and lovely landscaped gardens. there is also the peace-of-mind provided by the Estate Manager and his staff who oversee the smooth running of the development. There is also a 24 hour emergency care-line facility.

This lovely two bedroom apartment has a very comfortable living room, well-equipped kitchen with built-in appliances, wet room styled bathroom with bath and separate walk-in shower, good-sized double bedrooms and a patio door from the living room leading to a private patio area.

There is normally a very active social scene at Cherrett Court with events and activities. There is a fully equipped laundry room, mobility scooter store and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a guest suite accommodation which can be booked(fees apply) There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Cherrett Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs. Car parking is by an annual permit at a charge of around £250 per annum , for which there may be a waiting list.

Apartment 7 has been recently renovated with a fresh coat of paint throughout, new carpets and flooring in all rooms. This has modernised the apartment substantially and puts even more life

into the place as you look out to the gardens. A new digital heating system has been installed in the lounge and hallway which can be controlled remotely from your phone and is very economical to run. Each radiator can be controlled individually, to ensure a comfortable temperature throughout the day and all year long.

Entrance Hall

Front door with security spy hole leads to the entrance hall with the 24-hour Tunstall emergency response pull cord system, security door entry system with intercom providing a audio link to the main entrance. There is a walk-in storage cupboard/airing cupboard with boiler supplying domestic hot water. Illuminated light switches. A feature glazed paneled door leads to the living room.

Lounge

The lounge offers a bright and spacious, yet cozy feel. With feature electric fireplace and plenty of accessible features like raised plug sockets, TV and telephone sockets. A glass patio door with floor-to-ceiling side panel, takes you out onto the private patio area with sufficient room for table and chairs to enjoy the landscaped gardens.

Kitchen

Double-glazed window, range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. extensive built-in appliances comprise; a four-ringed hob with extractor hood over, waist-high oven and concealed fridge and freezer. Also featuring a tiled splashback and new, wood effect, vinyl flooring.

Master Bedroom

The large master bedroom looks out on the gardens and benfits from a built in, mirrored wardrobe. There is also plenty of space for other bedroom furniture to make it feel like home.

Second Bedroom

This room is flooded with light throughout the day as it looks out to the gardens. It can be arranged with a single or double bed as the room is generous in size. Allowing flexibility for, guests, storage or perhaps even a study.

2 bed | £195,000

Wet Room:

Fully tiled wet room suite comprising of a W.C. Vanity wash-basin with under-sink storage and mirror above. Paneled bath with grab rails for easier access. A separate level access, walk in shower, fitted with fully adjustable shower head and fixed hand rails for support. There is an emergency pull cord, in reach of the shower and bath. This vinyl floored wet room also benefits from a heated towel rail.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One Hours domestic support per a week is included within the service charge.

Service Charge: £14,324.08 per annum for financial year ending 31/03/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 Years From January 2010
Ground Rent: £510 per annum
ground Rent Review Date: January 2025

