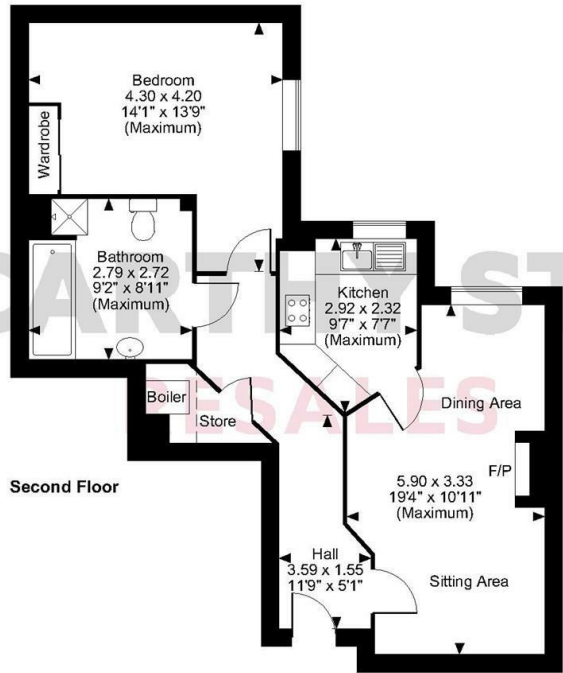
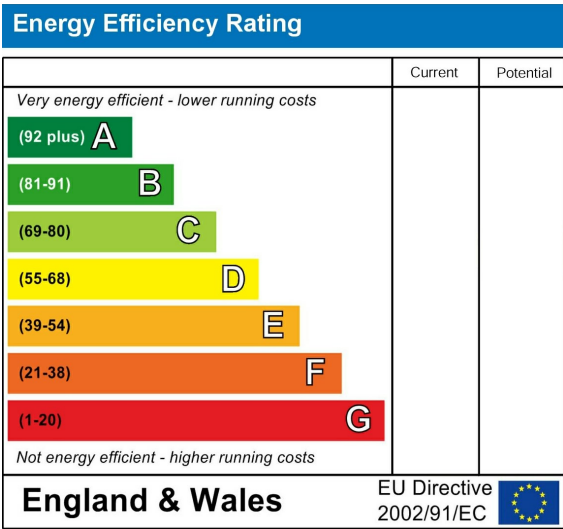
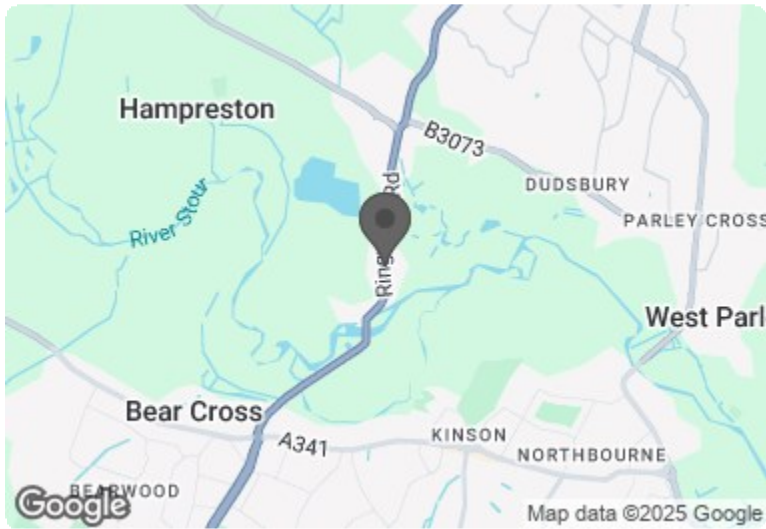


Cherrett Court, Ringwood Road, Ferndown
Approximate Gross Internal Area
588 Sq Ft/55 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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Council Tax Band:



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34 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE

PRICE
REDUCED



PRICE REDUCTION

Asking price £65,000 Leasehold

* ENJOY LUNCH ON US WHEN YOU BOOK A VIEWING *
One bedroom Retirement Living Plus apartment situated on the second floor and offered in
SUPERB CONDITION.

Call us on 0345 556 4104 to find out more.

Cherrett Court, Ringwood Road, Ferndown,

1 Bed | £65,000

PRICE
REDUCED

Summary

Cherrett Court is an Retirement Living Plus development constructed by renowned award-winning retirement developers 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 excellent local facilities.

The development, set among mature trees, enjoys extensive amenities including communal lounge, excellent restaurant serving affordable top-quality three-course daily lunches, and lovely landscaped gardens. Then of course there is the all-important 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.

There is an active social scene at Cherrett Court with regular events and activities so it's very easy to meet and make new friends; there is absolutely never a reason to feel alone yet equally every opportunity to remain as private as you wish. There is a fully equipped laundry room, mobility scooter store and a table service serving affordable freshly prepared meals daily. If family and friends wish to visit, there is guest suite accommodation which can be booked (a small nightly charge applies) 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.

Entrance Hallway

Entrance door with security spy hole leads to a spacious hallway with space for typical hall furniture. 24-hour emergency response pull cord system, security door entry system with intercom providing both a audio and visual link to the main entrance. There is a walk-in store/airing cupboard cupboard with light, shelving, boiler and concealed Vent Axia system.

Illuminated light switches, panel heater. A feature glazed panelled door leads to the living room.

Living Room

With a double-glazed window overlooking the landscaped garden to the side of the development. Focal point fireplace with pebble effect electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, panel heater, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

Kitchen

Electrically operated double-glazed window, excellent range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Four-ringed hob with extractor hood over and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

Bedroom

Of a good size with a double-glazed window. Electric panel heater. Built-in wardrobe with shelving hanging space and mirror-fronted doors. Ceiling lights, TV and phone point.

Bathroom

Modern white suite comprising; W.C. Built-in Vanity wash-basin with under-sink store cupboard and mirror, shaver point and light over, panelled bath and separate level access, 'walk-in' shower. Emergency pull cord, heated towel rail and electric wall heater, fully tiled walls and wetroom flooring.

Service Charge (breakdown)

- What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
 - CQC Registered care staff on-site 24/7 for your peace of mind
 - 1 hour cleaning / domestic assistance per week, per apartment
 - 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - The running costs of the onsite restaurant
 - Cleaning of communal areas daily
 - Cleaning of windows
 - Maintenance of the landscaped gardens and grounds
 - Repairs & maintenance to the interior communal areas
 - Contingency fund including internal and external redecoration

- of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £11,134.84 per annum (up to financial year end 21/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Car Parking (Permit Scheme)

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.

Lease Information

Lease Length: 125 years From 2010
Ground Rent: £435
Ground rent review: Jan-2040

Additional Information and Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

