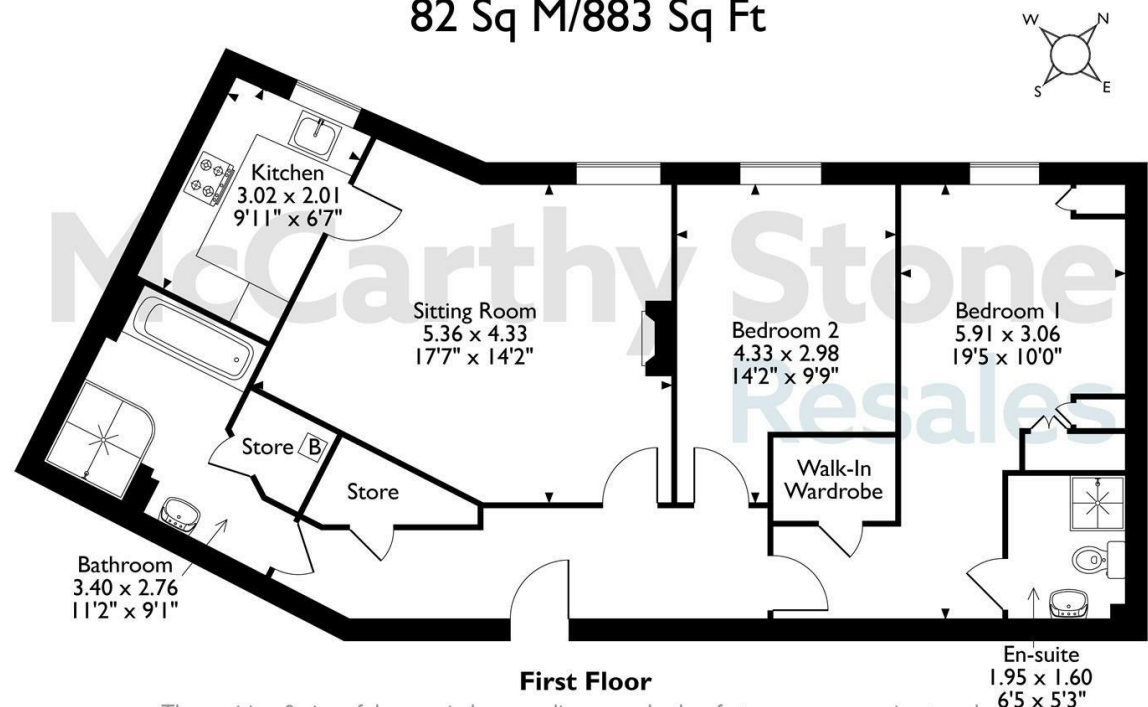
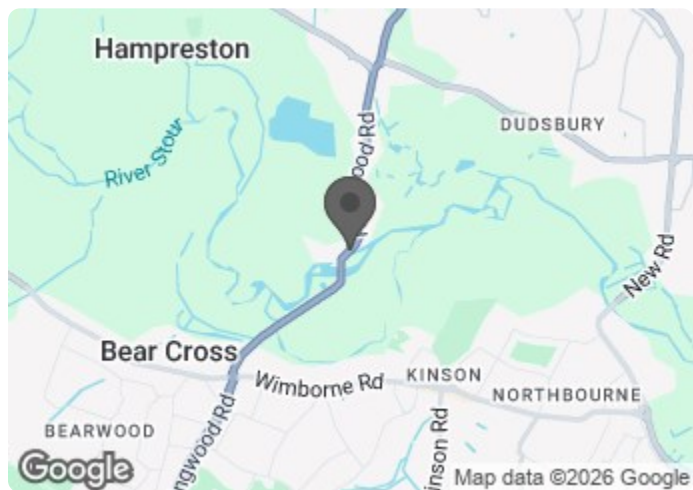


19 Cherrett Court, 557, Ringwood Road, Ferndown
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Council Tax Band:



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	

19 Cherrett Court

Ringwood Road, Ferndown, BH22 9FE



Asking price £135,000 Leasehold

McCarthy Stone are delighted to present this TWO bedroom first floor Retirement Apartment. This Energy Efficient home benefits from a modern FITTED KITCHEN and EN-SUITE AND WALK IN WARDROBE servicing the master bedroom.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



Cherrett Court, Ferndown, Dorset

Located on the First floor away from the hustle and bustle but convenient to the lift service to all floors the apartment has an incredibly welcoming sitting room, well-equipped kitchen with built-in appliances, master bedroom with ensuite, good-sized second bedroom and a wet room styled bathroom with bath and separate walk-in shower.

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 a very active social scene at Cherrett Court with regular events and activities and 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 restaurant which is table service and serves 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 Hall

Entrance door with security spy hole leads to a spacious hallway with ample space for hall styled furniture. 24-hour Tunstall



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 cupboard cupboard with light and shelving, Illuminated light switches. A feature glazed panelled door leads to the living room.

Sitting Room

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

Kitchen

Excellent range of maple effect fitted units with contrasting laminate worktops and incorporating an inset stainless steel sink unit. Comprehensive range of built-in appliances comprise; a four-ringed hob with extractor hood over, waist-high oven with space for microwave above and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

Master Bedroom

Of a good size with a double-glazed window. Electric panel heater. Walk-in wardrobe with light, ample shelving and hanging space. Ceiling lights, TV and phone point.

En-Suite

Modern white suite suite comprising; W.C. pedestal wash-basin with a mirror shaver point and light over and a glazed corner shower cubicle. Emergency pull cord, heated towel rail and separate electric wall heater, bathroom cabinet, fully tiled walls and vinyl flooring.

Bedroom Two

Double-glazed window, panel heater. This is a flexible room, functional according to the home owners requirements and is currently used very effectively as a lovely second sitting room.

Wetroom

Modern white suite suite comprising; W.C. vanity wash-basin with under-sink store cupboard and with a mirror, shaver point and light over, panelled bath and separate level access, 'walk-in' shower. Emergency pull cord, heated towel rail and separate



2 bed | £135,000

electric wall heater, fully tiled walls and wet room styled vinyl flooring. There is also access to a store/airing cupboard with light, boiler supplying domestic hot water and the 'Vent Axia' ventilation/heat recovery system.

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)

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 2010

Ground Rent £435 p.a

Additional Information and Services

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

