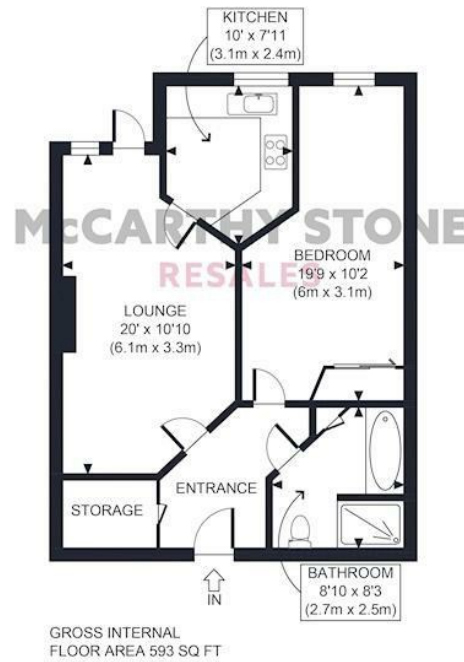


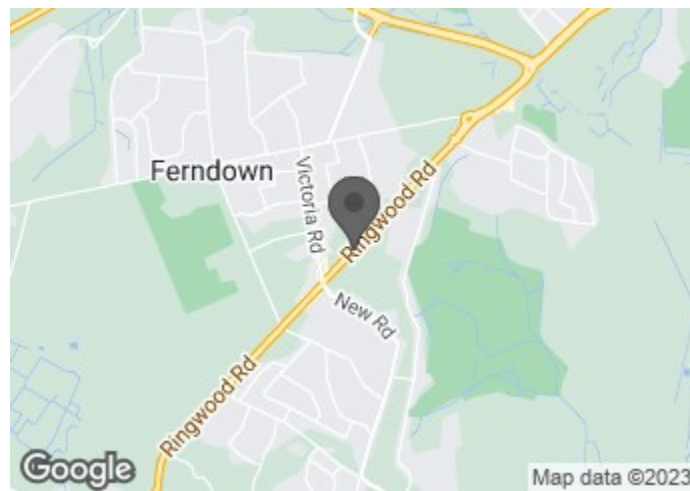
McCARTHY STONE RESALES

9 CHERRETT COURT RINGWOOD ROAD, FERNDOWN, BH22 9FE



APPROX. GROSS INTERNAL FLOOR AREA 593 SQ FT / 55 SQM	Cherrett Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/12/21
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	84



McCARTHY STONE RESALES

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**** Book a viewing now ****A one bedroom GROUND FLOOR retirement apartment with a PATIO/GARDEN AREA. Cherrett Court has spacious and friendly communal areas. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK. ONSITE RESTAURANT with affordable 3-course daily lunch service.

PRICE REDUCTION

ASKING PRICE £133,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CHERRETT COURT, RINGWOOD ROAD,

1 BEDROOMS £133,000

SUMMARY

Cherrett Court is a 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 within an 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 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 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 opening door that leads onto a patio area overlooking the landscaped garden. 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 overlooking the garden, 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, new waist-level oven and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

BEDROOM

A bright and spacious double bedroom. Electric panel heater. Built-in mirrored wardrobe with shelving hanging space. 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)

- One Hours domestic support per a week is included within the service charge.
- 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
- Cleaning of communal windows

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

Service charge: £8,632.20 pa (for financial year ending 31/03/23)

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 Jan 2010

Ground Rent: £435

Ground rent review date: Jan 2025

