

Flat 43 Cherrett Court

557 Ringwood Road, Ferndown, BH22 9FE

HARDWICK
ESTATE AGENTS

A beautifully presented and well-maintained one-bedroom second floor retirement apartment, featuring two private balconies.

- 1 double bedroom
- Sitting/dining room with balcony
- Kitchen with fitted appliances
- Double bedroom with fitted wardrobe
- Bathroom including wet room style shower
- Sought after retirement development (over 70's)
- Level, short walk to Ferndown centre
- Excellent communal facilities
- Residents lounge & restaurant
- 24 hour on site and emergency support
- No onward chain







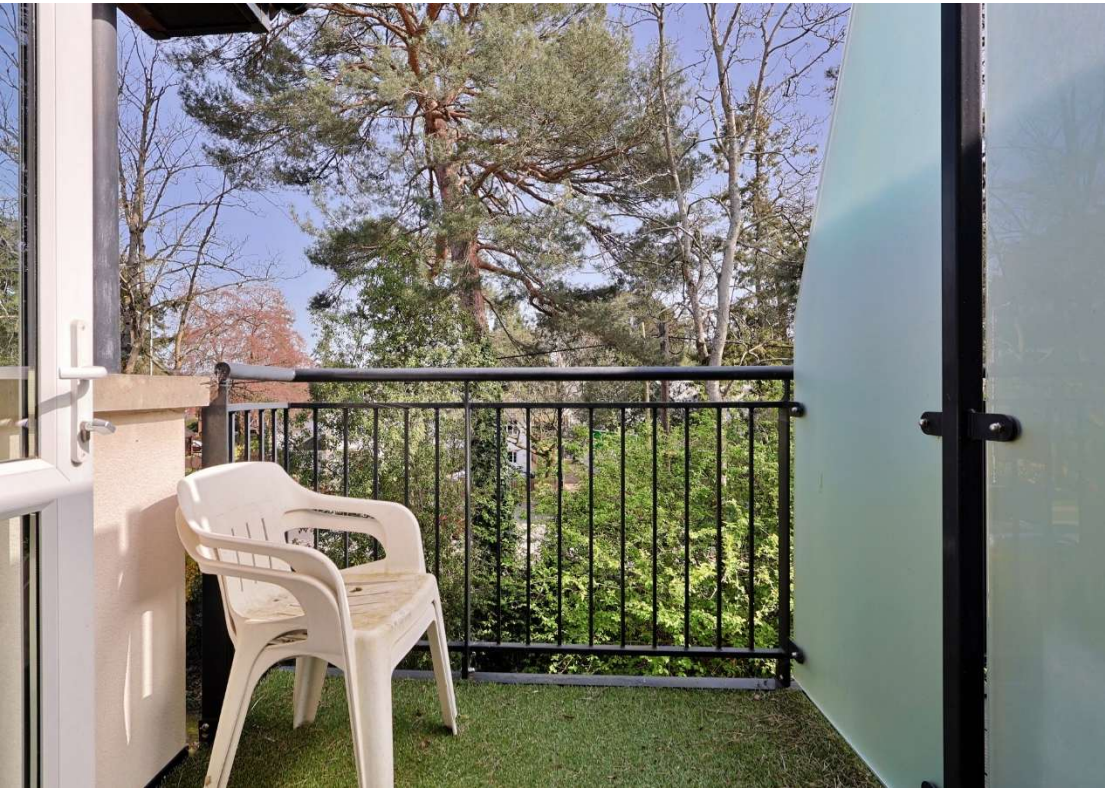

ASKING PRICE:

£65,000 (Leasehold)

EPC RATING:

Band - C





PROPERTY DESCRIPTION
The apartment is accessed via a well-maintained communal entrance with both stairs and a passenger lift leading to the second floor.

Upon entering the apartment, a welcoming entrance hall provides access to a useful fitted storage cupboard.

The sitting/dining room is a bright and comfortable space, featuring a fireplace with an electric fire, creating an attractive focal point. From here, there is direct access onto a private balcony, offering a pleasant area to sit and enjoy the surroundings.

The kitchen is well-appointed with a range of base and eye-level units, complemented by integrated appliances including an oven, hob, fridge, and freezer.

The double bedroom is generously proportioned and benefits from fitted wardrobes as well as access to a second private balcony, providing additional outdoor space and excellent natural light.

The bathroom is fitted to a high standard and includes a wet room style shower, bath, WC, and wash hand basin.

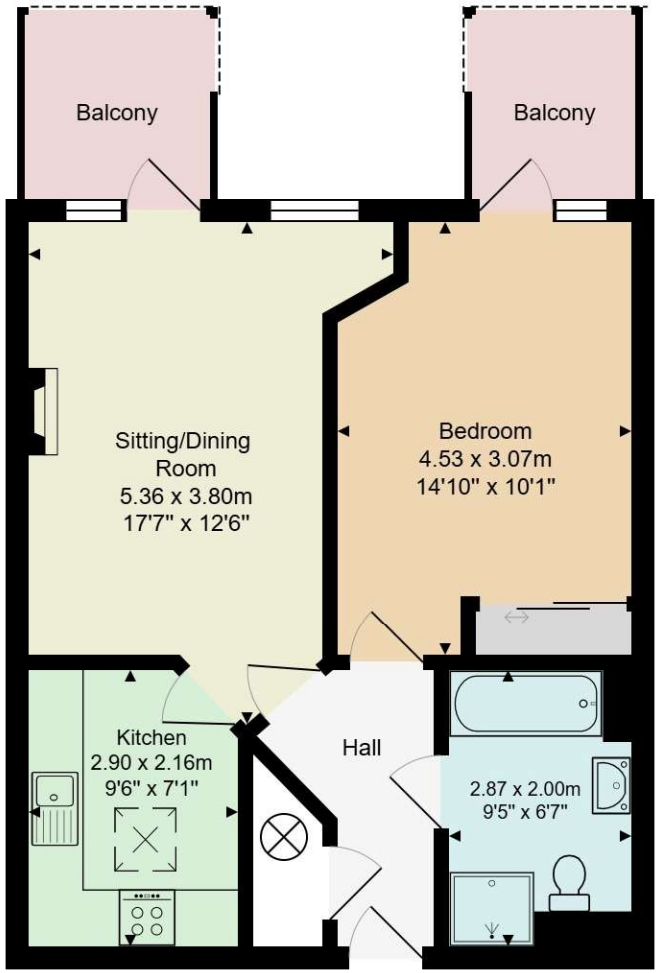
DEVELOPMENT & FACILITIES
Cherrett Court is a superbly designed Retirement Living Plus development, offering residents the perfect balance of independence and support. The development benefits from a wide range of communal facilities including:

- A welcoming communal lounge
- An on-site restaurant serving freshly prepared meals daily with table service
- A guest suite for visiting family and friends (subject to booking and fees)
- Beautifully maintained landscaped gardens
- A fully equipped laundry room
- Mobility scooter storage

An Estate Manager and professional care team are available on-site 24 hours a day, providing reassurance and support, along with a 24-hour emergency call system accessed via a personal pendant and in-apartment call points.

The development also hosts a variety of social events and activities, fostering a strong sense of community among residents. Additionally, one hour of domestic support per week is included within the service charge, with further tailored care packages available if required.

ADDITIONAL INFORMATION
Council tax – C
Tenure – Leasehold
Lease – 125 years from 01/01/2010 – 108 years remaining
Service charge - £11,134.84 PA
Ground rent – £217.50 half yearly
Electric heating



Area: 47.5 m² ... 511 ft²

All measurements are approximate and for display purposes only.





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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