

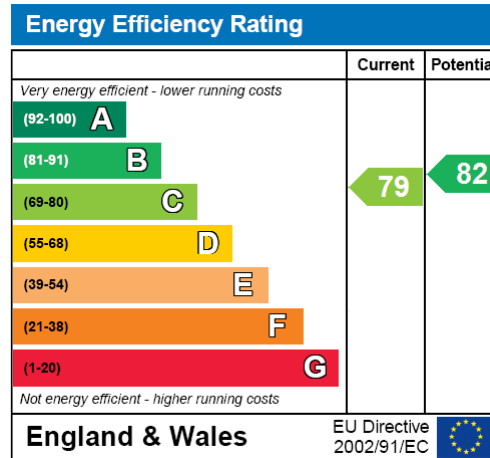


Homelands House, Ferndown, Dorset

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Asking Price: £80,000 (Guide Price)

Corbin & Co are delighted to offer for sale this purpose built second floor retirement apartment for the over 60's situated in the heart of Ferndown Town Centre, minutes walk to local shops/buses/supermarkets/doctors. Accessed via a secure intercom system, with stairs and lifts to all floors. The accommodation comprises of a lounge/diner, kitchen, double bedroom, and shower room. There is a communal lounge, laundry, and gardens. The apartment is on the second floor and is approached by a passenger lift or stairs. Upon entering you are greeted by a welcoming hallway with a storage/airing cupboard. A light and airy lounge/diner enjoys an outlook to the front aspect and has space for a range of living and dining furniture. A archway leads through to the kitchen with a range of units and space for a freestanding cooker and upright fridge/freezer. The shower room has a large shower cubicle, Hand basin with vanity storage below and a WC. To book an appointment to view please call us on 01202 519761.



Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB | 01202 519761  
sales@corbinandco.com | www.corbinandco.com

**Homelands House**

Homelands House was constructed in 1982 by McCarthy & Stone (Developments) Ltd and comprises of 124 properties arranged over three floors each served by stairs and lifts. There are communal facilities comprising of two laundry rooms, residents' lounge, and gardens. There are two guest suites subject to availability and additional cost. There is a secure entry system, 24 hour care line, and an onsite house manager Monday - Friday 8:30 - 16:30. There is a program of weekly events should you wish to participate. Cats and dogs generally accepted (subject to terms of lease and landlord permission).

**Location**

The residential heart of this modern town is surrounded by woodlands, wildlife reserves, heathlands and rivers. The Town Center has an excellent range of local shops and amenities which include: Tesco, Sainsburys, Marks & Spencer's & Lidl Supermarkets, Banks, doctors, library, and Barrington theater. If you are outgoing there is a leisure centre, or if golf is your pastime of choice, Ferndown has a 27 hole course which has been placed in the top 3% of the world's courses. Main road links provide access to other centres including RINGWOOD, WIMBORNE, BOURNEMOUTH and POOLE.

**Entrance Hall**

Wall mounted secure entryphone, storage/airing cupboard, and doors to:

**Lounge/Dining Room**

This light and airy room is flooded in natural light from the double glazed window looking out to the front aspect. A archway leads through to:

**Kitchen**

Fitted kitchen with a range of matching wall, base and drawer units with complimenting work surfaces over, tiled splash back stainless steel single sink drainer, space for a free standing oven and fridge/freezer with vinyl flooring.

**Bedroom**

A generous sized double bedroom befitting from a built in wardrobe and a double glazed window to the front aspect.

**Shower Room**

The shower room comprises of a WC, hand basin with vanity storage below, and a large shower cubicle.

**Agent Notes**

All measurements quoted are approximate and for guidance only. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. A buyers Solicitors should verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale. Photographs are for general information only and it cannot be inferred that any item shown is included. The services, fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order

**VIEWING ARRANGEMENTS**

By Appointment With: Corbin & Co  
Tel: 01202 519761

**OPENING HOURS:**

Mon - Thur 9- 6 Friday 9 - 5 Sat 9 - 4

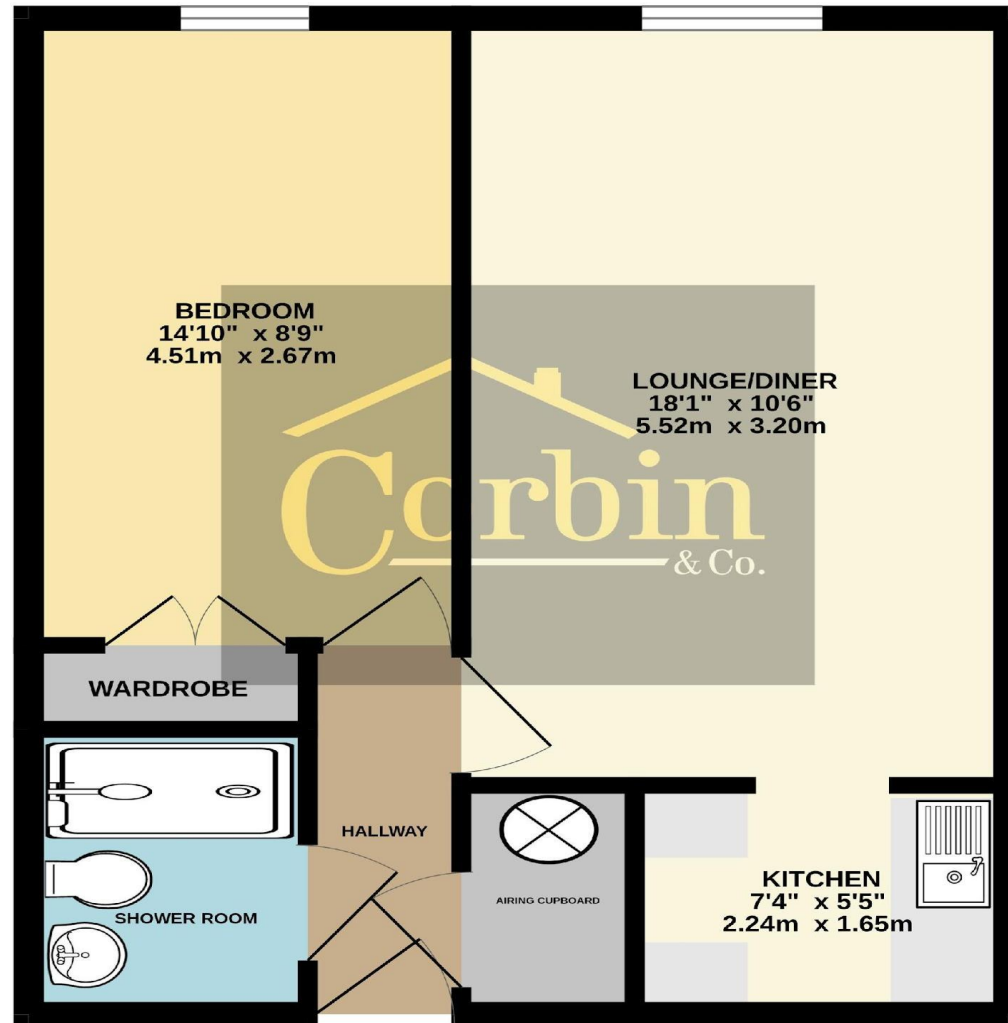
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR  
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 463sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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