

First Floor Retirement Flat in Popular Complex Close to Shops & Services
Tenure: Leasehold—approx. 97 years remaining Approx 42 sq meters (452 sq ft)

**Homelands House,
535 Ringwood Road, Ferndown. BH22 9DB**

Price £79,950

- Hall
- Lounge/Dining Room
- Modern Kitchen
- Double Bedroom
- Shower Room
- PVCu Double-Glazing
- Night Storage Heating
- House Manager & Security Entry System
- Residents Lounge & Laundry Room
- Lift & Guest Suite
- Pleasant Communal Grounds
- Viewing Recommended!

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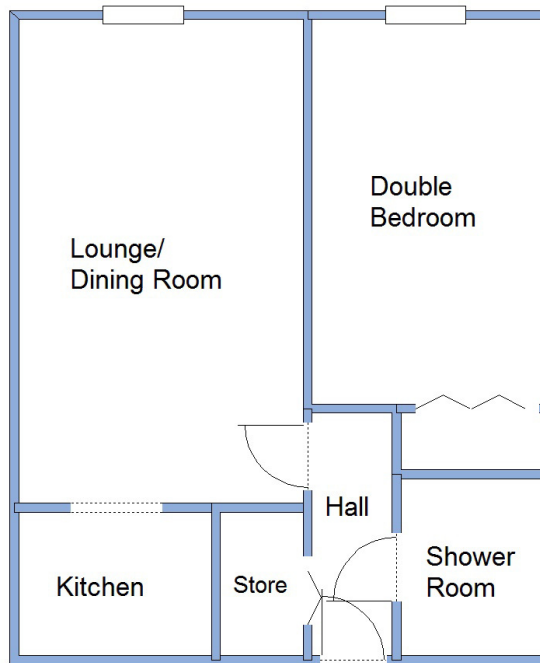
Purpose built first floor **RETIREMENT FLAT** in popular complex just a short walk from Ferndown Town Centre with shops & services close to hand. The property occupies a good location within the block and has a large lounge/dining room and double bedroom. The block is well maintained and benefits from a House Manager, Security Entry System, active Residents Lounge and Laundry Room.

Accommodation and approximate room sizes:

- **Hall:** Large store/airing cupboard.
- **Lounge/Dining Room:** approx 18'1" x 10'6". Ample space for lounge & dining suite. Night storage heater.
- **Kitchen:** approx 7'2" x 5'4". Good range of base and wall units with useful under-lights. Roll top work surface with inset stainless steel sink unit. Electric cooker point with cooker hood over. Space for fridge/freezer.
- **Double Bedroom:** approx 14'7" x 8'7" Plus recessed wardrobe.
- **Shower Room:** Large shower cubicle with Mira electric shower fitted. Pedestal wash basin & WC. Heated towel rail. Mirror fronted medicine cabinet. Extractor fan.
- **PVCu Double-Glazing**
- **Night Storage Heating**
- **LED lighting throughout.**
- **Security Entry System**
- **Lift to all floors**
- **House Manager**
- **Residents Lounge & Laundry Room**
- **Leasehold: approx 97 years remaining**
- **Ground Rent: £423.38 per annum**
- **Service Charge: approx £1732 per half year**
- **Council Tax Band 'A'**
- **Energy Rating : 'B'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04757



This drawing has been prepared for diagrammatic purposes only. Not to scale.

