



Total area: approx. 43.3 sq. metres (466.0 sq. feet)



## Homelands House, 535 Ringwood Road, Ferndown, BH22 9DD



**A One Bedroom Upper Floor Retirement Apartment in the heart of Ferndown close to shops & amenities**

- Entrance Hall
- Lounge/Dining Room
- Kitchen with Hob & Oven
- Double Bedroom
- Shower Room/WC
- Electric Heating
- Residents Lounge
- House Manager
- Landscaped Grounds
- No Forward Chain

**Leasehold**



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## Property Details

**Directions:** in the Centre of Ferndown proceed along from the traffic lights for a short distance along Ringwood Road and the entrance to Homelands House will be found on the left hand side.

**The Property** - comprises a **Top (Second) Floor Apartment** in a purpose built and **Managed Development of Retirement Apartments** built between 30 and 40 years ago by the specialist Developers McCarthy & Stone. **Features of the accommodation include UPVC Framed Double Glazed Windows, Electric Heating, Newly Re-decorated and Re-Carpeted** and offered for sale with the added benefit of **No Onward Chain**. Homelands House provides security in retirement for residents over the age of 60 years and offers good on site facilities including a **House Manager with audio contact to all apartments, Resident's Lounge, Laundry Room, lift to all floors and landscaped grounds**. The Town Centre shops and amenities are easily accessed and main road links provide access to other centres including **RINGWOOD, BOURNEMOUTH, WIMBORNE** and **POOLE**.

## ACCOMMODATION

**Entrance Hall:** with new carpeting, main door intercom, emergency call pull and large airing cupboard with storage shelving and hot water cylinder.

**Lounge/Dining Room:** 18'0 x 10'8 with new carpeting, night storage heater, TV aerial point, two wall lights and emergency call pull.

**Kitchen:** 7'3 x 5'5 with part tiling to the walls, new vinyl flooring and fitted with units and worktops incorporating sink unit. Beneath the worktops are storage cupboards and appliance space and above are matching wall cupboards, freestanding fridge/freezer, extractor fan and **Integrated Electric Hob and Oven**.

**Bedroom:** 14'9 x 8'7 with new carpeting, night storage heater, telephone point, emergency call pull and built in wardrobe cupboard.

**Shower Room:** with half tiling to the walls and with fully tiled shower enclosure, washbasin, WC, extractor fan, emergency call pull, mirror door cabinet and wall mirror.

## OUTSIDE

**Residence and Visitor Car Parking Spaces (non allocated).**

**Landscaped Garden:** maintained and tended under a maintenance contract the cost of which is included in the maintenance charges.

**Lease:** originally 99 years in the region of 65 years unexpired.

**Note:** the Vendor has instigated the legal process to extend the Lease of the property with the current Freeholder. The benefit of this process is to be passed to a purchaser but the cost of extending the Lease is the responsibility of the purchaser. The apartment is offered at a competitive price in order to allow for the cost of extending the Lease.

**Ground Rent:** to be confirmed

**Service Charges:** to be confirmed

**Services:** Main Water, Electricity and Drainage Connected.

**Council Tax Band:** A

**Council Tax Payable 2020/2021:** £1,411.90

**Energy Rating:** C (Current 77, Potential 81)

**Property Reference:** BBR200169



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**For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/ukSI/2008/1277/contents/made>**