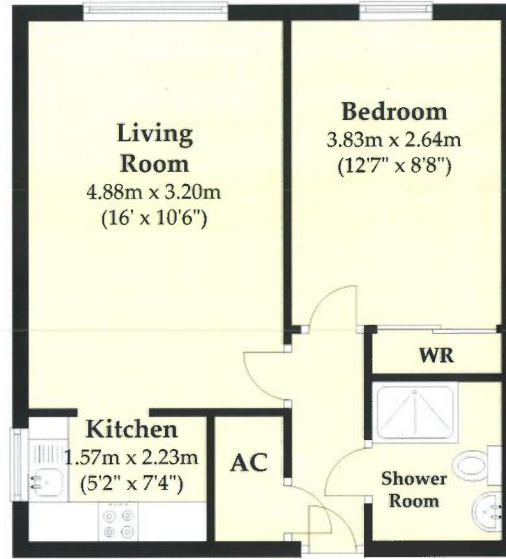
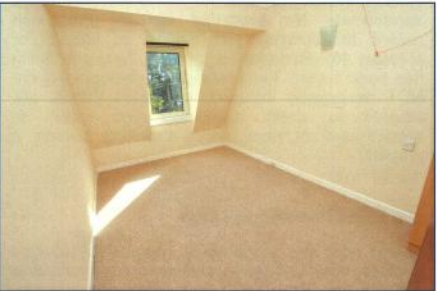


**Homelands House, Ringwood Road,  
Ferndown, Dorset, BH22 9DD**



**One Bedroom Top Floor Retirement Apartment  
Close to the Town Centre**



Total area: approx. 38.6 sq. metres (415.2 sq. feet)

- Entrance Hall
- Living Room
- Kitchen with Hob & Oven
- Double Bedroom
- Shower Room/WC
- Electric Heating
- Double Glazing
- Non Allocated Parking
- Residents Lounge
- Attractive Grounds

**Leasehold**



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## Property Details

**The Property** - comprises a **Modern Purpose Built Second Floor Apartment** in a **Retirement Development** with **lift to all floors** close to the shops and all amenities of the centre of Ferndown. The property has been **newly redecorated throughout and Features Include: Modern Electric Heating, UPVC Framed Double Glazing, Integrated Hob and Oven and Cooker Hood in the Kitchen and newly laid Fitted Carpets.** Ferndown has an excellent range of shops and amenities including: Supermarkets, Banks, Health and Community Centre, Theatre, Shops and Restaurants. Main road links provide access to other centres including **RINGWOOD, WIMBORNE, BOURNEMOUTH and POOLE.**

### ACCOMMODATION

**Entrance Hall:** with main door intercom, emergency cord pull and built-in airing cupboard with storage shelving.

**Living Room:** 16'0 x 10'6 with electric heater, telephone point, TV aerial point, USB charge points, emergency cord pull and two wall lights. Doorway to:

**Kitchen:** 7'4 x 5'2 with window and beech finished units and coordinating worktops incorporating stainless steel single drainer sink unit. Beneath the worktops are storage cupboards and drawers and above are matching wall cupboards. Space for fridge/freezer, **Integrated Electric Ceramic Hob with Oven** under and **Cooker Hood** over. Part tiling to the walls and extractor fan.

**Bedroom:** 12'7 x 8'8 with electric heater, wall light, USB charge point, double sliding door wardrobe and emergency cord pull together with intercom.

**Shower Room:** with half tiling to the walls and fitted modern suite comprising fully tiled walk-in shower enclosure with electric shower mixer. WC, washbasin, fan heater, mirror door cabinet, wall mirror, light and extractor fan.

**Facilities in Homelands House include:** Resident's Lounge, a House Manager and Laundry Room.

### OUTSIDE

**Limited Resident and Visitor Parking Spaces:** on a 'first come first served' basis.

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

**Lease:** originally 99 years which has been extended by 60 years

**Ground Rent:** £207.54 payable March and September

**Service Charges:** £1,031.00 payable March and September

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

**Council Tax Band:** A

**Council Tax Payable 2022/2023:** £1,526.85

**Energy Rating:** C (Current 70, Potential 76)

**Property Reference:** BBR220137



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