

Second Floor Retirement Flat in Popular Complex Close to Shops & Services
Tenure: Leasehold—approx. 58 years remaining Approx 21 sq meters (226 sq ft)

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

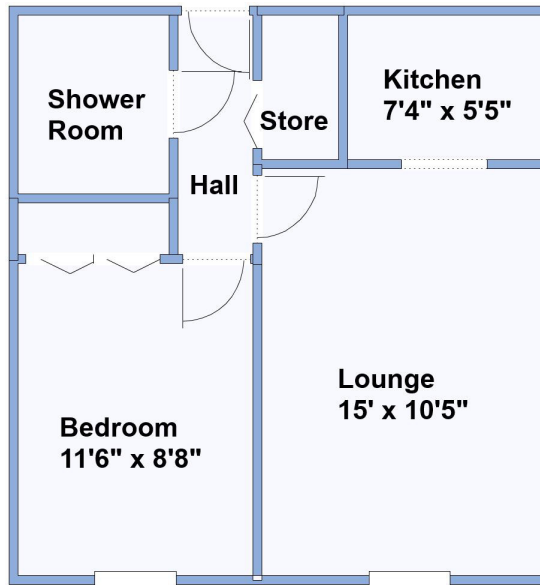
Price £70,000

- Hall
- Lounge/Dining Room
- New Kitchen
- Double Bedroom
- New Shower Room
- PVCu Double-Glazing
- Electric Heating
- House Manager & Security Entry System
- Residents Lounge & Laundry Room
- Lift & Guest Suite
- Pleasant Communal Grounds
- Viewing Recommended! No Chain!

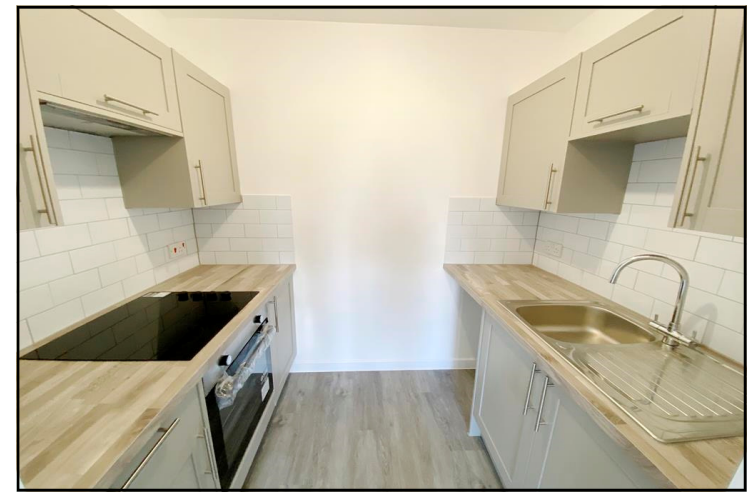
Pristine 1-bedroom second floor RETIREMENT FLAT. Freshly decorated and refurbished throughout including a new kitchen & shower room. The property occupies a quiet location within the block which occupies an ideal location in the heart of Ferndown town centre, perfect for shops, services & bus routes. The block is well maintained and benefits from a Lift, House Manager, Security Entry System, active Residents Lounge and Laundry Room.

Accommodation and approximate room sizes:

- **Hall:** Large store/airing cupboard.
- **Lounge/Dining Room:** Space for lounge & dining suite. Double-glazed window.
- **Kitchen:** Newly installed kitchen. Range of base and wall units. New work tops with inset stainless steel sink unit. Built in oven, hob & cooker hood. Space for fridge.
- **Double Bedroom:** Recessed wardrobe. Double-glazed window.
- **Shower Room:** Newly installed shower room. Large shower cubicle. Vanity wash basin & WC. Extractor fan & wall heater.
- **New Electric Heating & LED lighting throughout.**
- **New Carpets throughout.**
- **Security Entry System**
- **Lift to all floors & House Manager**
- **Residents Lounge & Laundry Room**
- **Leasehold: approx 58 years remaining**
- **Ground Rent: £898.50 per annum**
- **Service Charge: approx £2,243.08 per annum**
- **Council Tax Band 'A' Energy Rating : 'C'**
- **Viewing Essential!**



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



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 W04902