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**Draft Particulars**

## First Floor Retirement 'BALCONY' Flat in Popular Complex Close to Shops & Services

Tenure: Leasehold—Extended Lease approx 116 years remaining      Larger Design approx 38 sq meters (409 sq ft)

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

**Price £89,950**

- Hall
- Lounge/Dining Room leading to BALCONY
- Modern Kitchen
- Double Bedroom
- 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!

Spacious (409 sq ft) 1-bedroom first floor RETIREMENT FLAT with PRIVATE BALCONY. The property occupies a quiet location within the block and has a pleasant outlook over the delightful landscaped gardens. This well maintained block is set in an ideal location in the heart of Ferndown town centre, perfect for shops, services & bus routes.

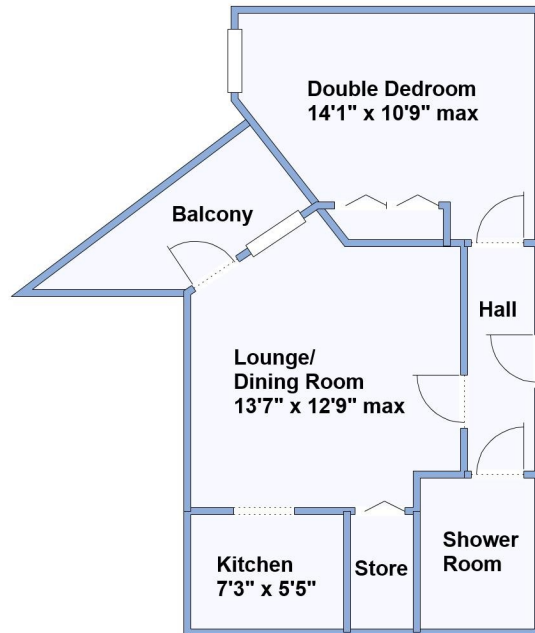
The block benefits from a Lift, House Manager, Security Entry System, active Residents Lounge and Laundry Room.

Accommodation and approximate room sizes:

- Entrance Hall
- Lounge/Dining Room: Ample space for lounge & dining suite. Double-glazed window & door to a very useable BALCONY with room for table & chairs & a lovely outlook over landscaped gardens. Deep store/airing cupboard.
- Kitchen: Range of base and wall units. Work tops with stainless steel sink unit. Cooker & space for tall fridge/freezer.
- Double Bedroom: good range of built-in wardrobes. Double-glazed window.
- Shower Room: Large shower cubicle. Vanity wash basin & WC. Extractor fan & heated towel rail.
- Electric Heating
- Security Entry System
- Lift to all floors & House Manager
- Residents Lounge, Laundry Room & Guest Suite
- **Extended Lease: approx 116 years remaining**
- Ground Rent: £211.69 per half year
- Service Charge: approx £2,937 per annum
- Council Tax Band 'A' Energy Rating : 'B'
- Viewing Essential!
- No Chain!



**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 W04910



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

