



**Homelands House, 535 Ringwood Road
Ferndown, BH22 9DA
Guide Price £75,000**

Winkworth



GUIDE PRICE £75,000
LEASEHOLD

*****VACANT POSSESSION****

This spacious one bedroom ground floor retirement apartment for over 60's is situated in arguably one of the best positions within the popular Homelands House development. The apartment is immaculate throughout and benefits from direct access onto pretty communal gardens and no onward chain.

Conveniently located opposite the pedestrian gate giving you access to the high street and within easy reach of a regular bus service.



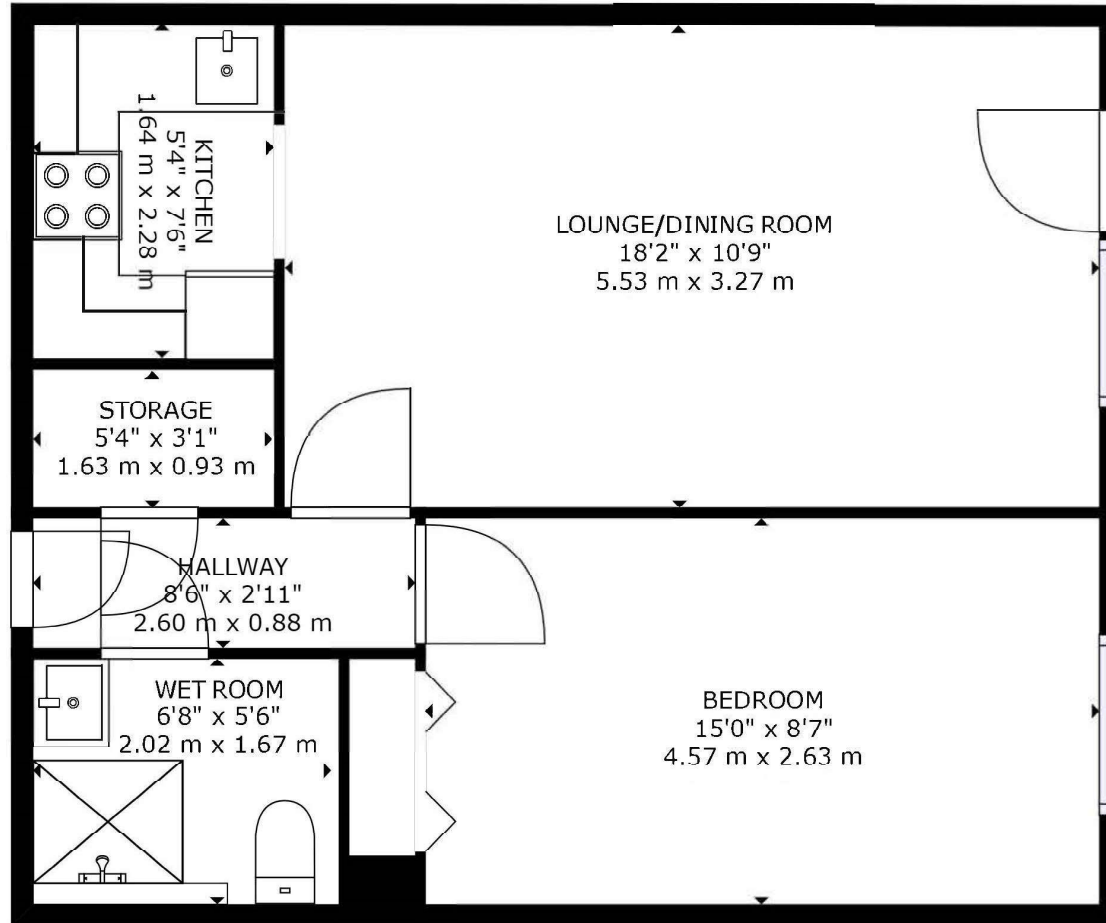
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KEY FEATURES

- Direct Access to Communal Gardens
- Ground Floor Retirement Apartment
- Residents Lounge With Weekly Activities
 - Resident & Visitor Parking
 - Onsite House Manager
 - Laundry Room
 - No Onward Chain
 - Immaculate Throughout
 - 24hr Care Lines
 - Leasehold - 57 Years Remaining
- Service charge £1712.54 per annum water and sewerage included (payable twice yearly in March & September)
- Ground rent £211.69 per annum (payable twice yearly in March & September)

EPC C | Council Tax Band A



GROSS INTERNAL AREA
TOTAL: 509 sq. ft, 47 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



LOCATION

Homelands House is within a short level walk of Ferndown town centre, which has a range of shops, cafes and amenities including an M&S Foodhall and a championship golf course. There are bus routes within a short walk giving you easy access to Bournemouth, Poole & Wimborne all of which have an excellent range of shops and leisure facilities. Award winning sandy beaches are just twenty minutes away in Bournemouth and the A31 provides quick access to the New Forest, Southampton, London and beyond.

Winkworth Ferndown

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