



**Flat 35, Cherrett Court**  
Ferndown BH22 9FE  
**Guide Price £99,000**

**Winkworth**



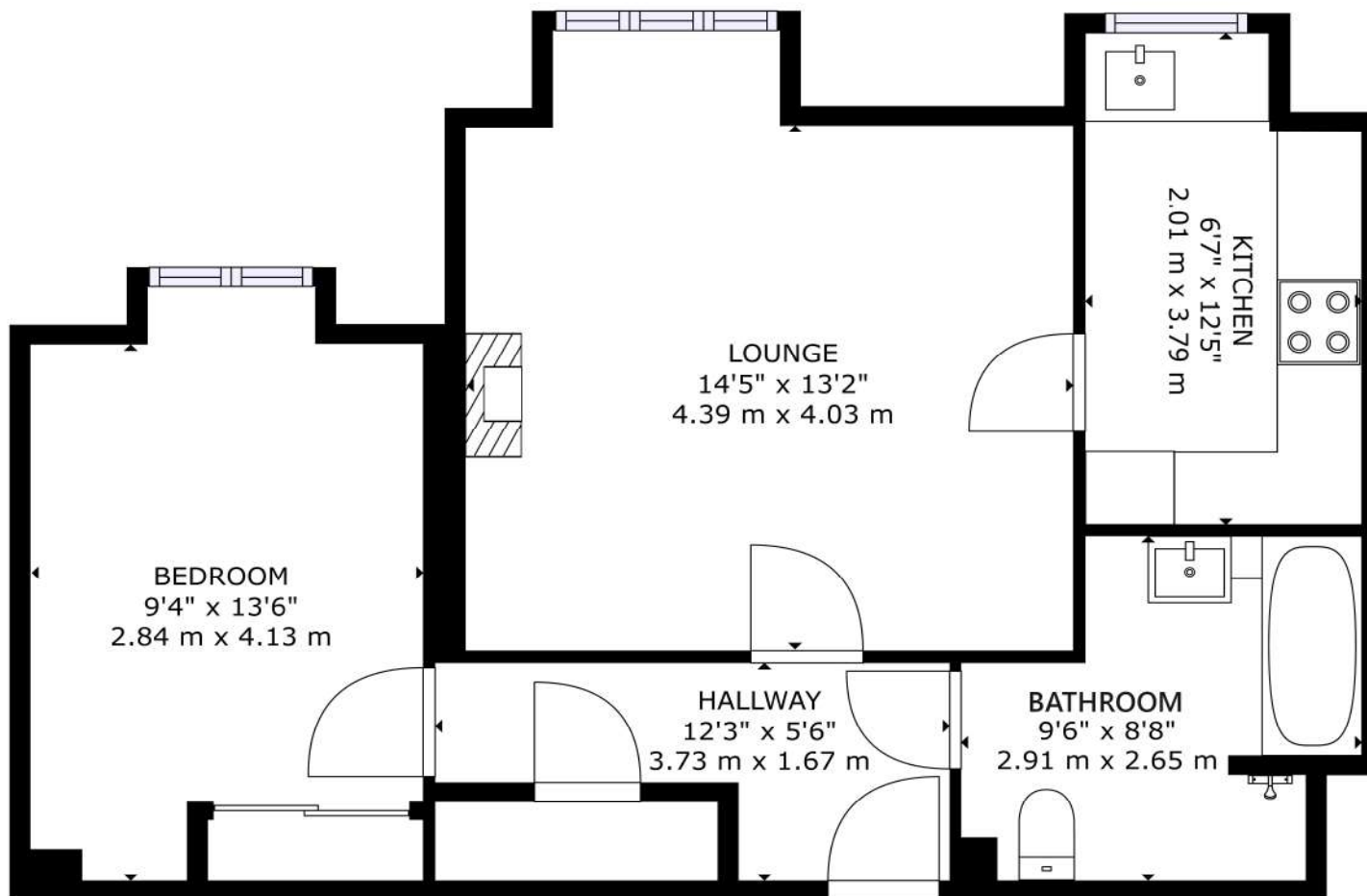
## GUIDE PRICE £99,000 LEASEHOLD

Cherrett Court is a luxury retirement development (for over 70's) built by award-winning retirement house builders McCarthy & Stone. This modern second floor one bedroom apartment is immaculate throughout and the development is well located, within an easy level walk of Ferndown High Street. The development enjoys extensive facilities including a communal lounge, restaurant serving affordable quality three-course daily lunches, guest suite for visiting family and friends and lovely landscaped gardens.

Over 70's Luxury Second Floor Apartment  
Communal Gardens  
Residents Lounge With Regular Activities  
No Onward Chain  
Less Than 500 Metres From Town Centre  
On Site House Manager  
24hr Carelines In Each Room  
Residents Parking  
Fully Equipped Laundry Room  
Mobility Scooter Store  
Restaurant With Table Service  
Service Charge £8323.32 Ground Rent £435  
One Hours Domestic Support Included In Service Charge  
113 Year Lease Remaining  
EPC C | Council Tax Band C

01202 434365  
ferndown@winkworth.co.uk





GROSS INTERNAL AREA  
FLOOR 1: 628 sq. ft, 58 m<sup>2</sup>  
TOTAL: 628 sq. ft, 58 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



#### LOCATION

Cherrett Court is within a short level walk of Ferndown town centre, which has a range of shops, cafes and amenities including an M&S Food hall 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 nearby A31 provides quick access to the New Forest, Southampton and London.

Winkworth Ferndown

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**Winkworth**