



**Homelands House, 535 Ringwood Road Ferndown,
BH22 9DA
Guide Price £90,000**





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LEASEHOLD

*****VACANT POSSESSION****

This spacious one bedroom ground floor retirement apartment for over 60's is the former 'show home' of the development. Positioned within the popular Homelands House development, the apartment is one of the largest available and benefits from direct access onto a private patio style garden which leads to communal grounds. Further benefits include no onward chain whilst also being conveniently located within easy reach of a regular bus service.

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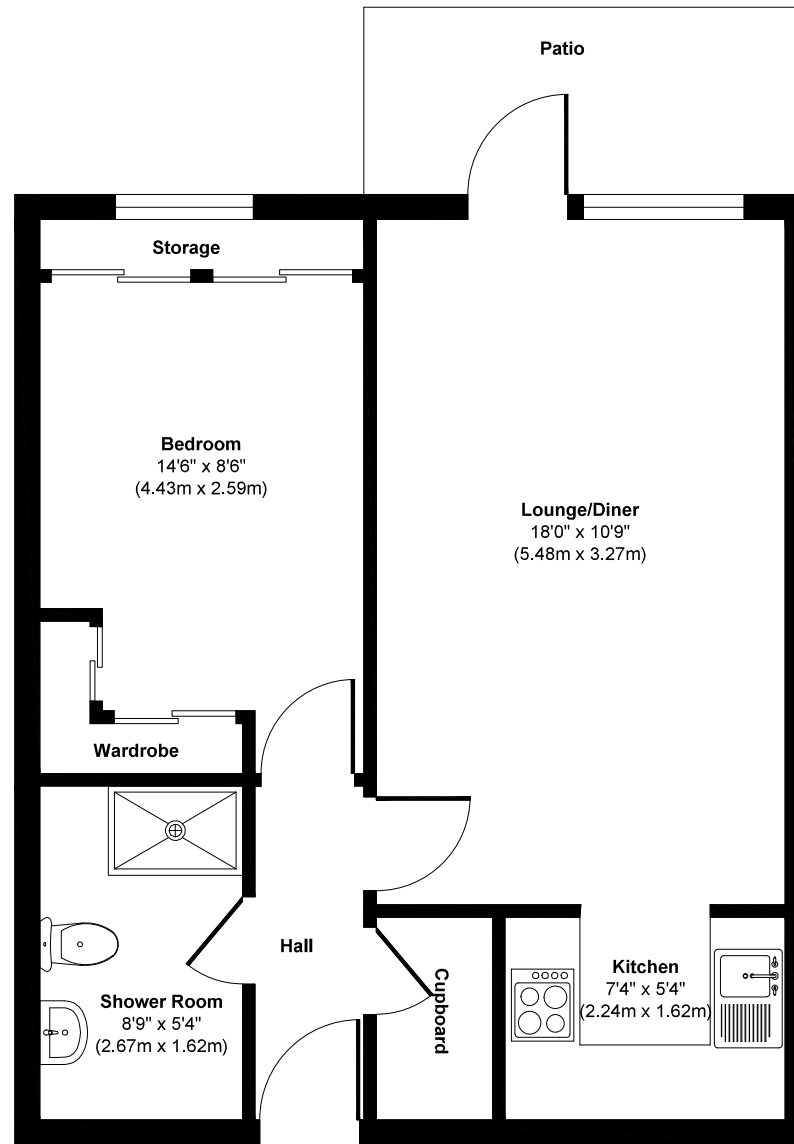


KEY FEATURES

- Ground Floor Retirement Apartment
- Residents Lounge With Weekly Activities
- Private Patio Leading To Communal Grounds
 - Resident & Visitor Parking
 - Onsite House Manager
 - Laundry Room
 - No Onward Chain
 - Well Maintained
 - 24hr Care Lines
 - Leasehold - 58 Years Remaining
 - Service charge £1712.54 water and sewerage included (payable twice yearly in March & September)
- Ground rent £211.69 per annum (payable twice yearly in March & September)

EPC TBC | Council Tax Band A

Homelands House



Ground floor

Approx Gross Internal Floor Area 462 sq. ft / 42.91 sq. m

Illustration for identification purposes only, measurements approximate and not to scale.



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 walking distance 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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