



**Homelands House, 535 Ringwood Road, Ferndown  
BH22 9DA  
Guide Price £85,000**





**GUIDE PRICE £85,000  
LEASEHOLD**

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**\*\*\*VACANT POSSESSION\*\***

**This spacious one bedroom first floor retirement apartment for the over 60's is positioned within the popular Homelands House development, benefiting from the use of a lift, the apartment is one of the largest available and benefits from direct access onto a private balcony with views over communal gardens.**

**Further benefits include no onward chain and an extended lease of 116 years remaining.**

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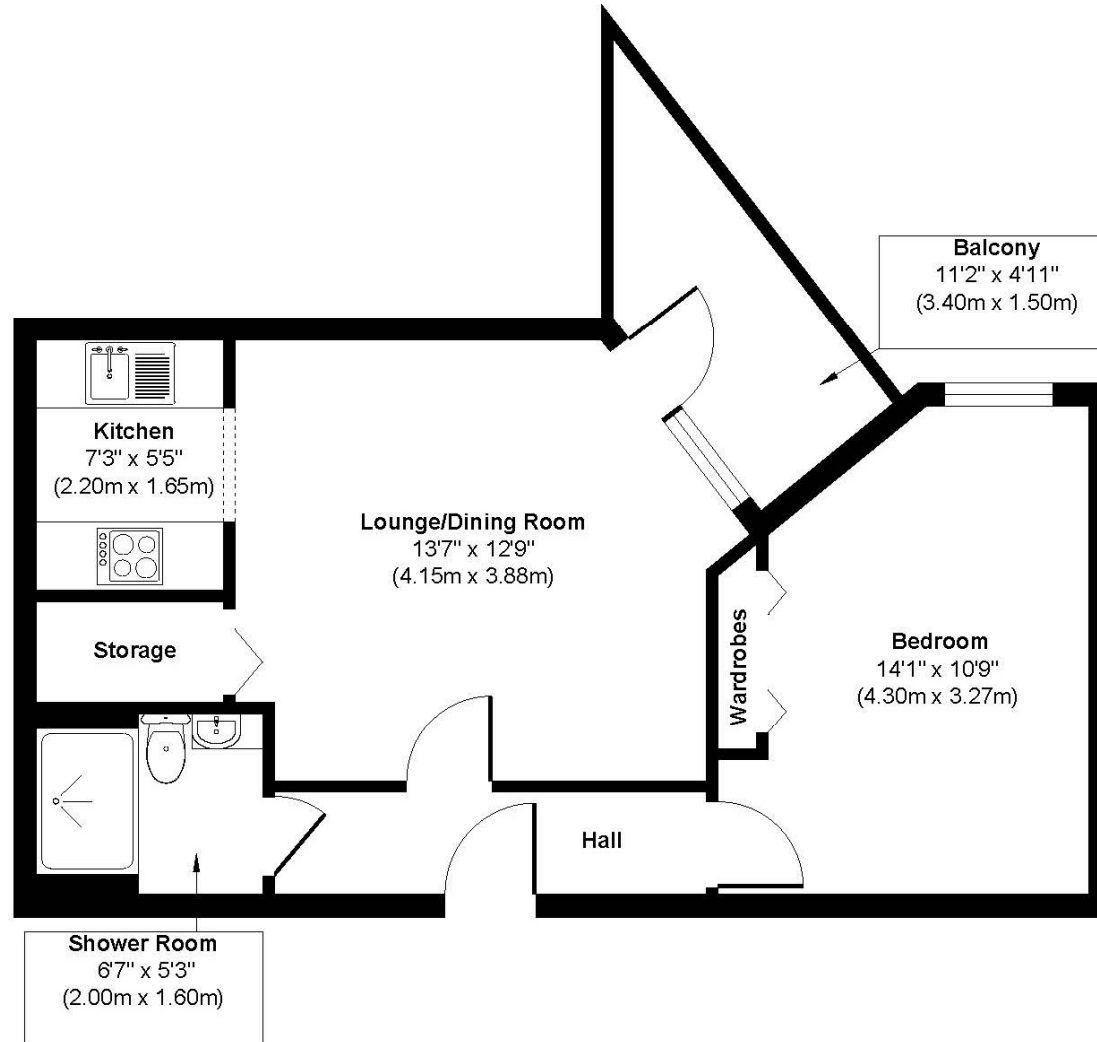
**01202 434365  
ferndown@winkworth.co.uk**



## KEY FEATURES

- First Floor Retirement Apartment
  - Lift
- Residents Lounge With Weekly Activities
- Private Balcony Directly Overlooking Communal Gardens
  - Resident & Visitor Parking
  - Onsite House Manager
    - Laundry Room
  - 116 Year Lease Remaining
    - No Onward Chain
    - Well Maintained
    - 24hr Care Lines
  - Service charge £1712.54 water and sewerage included (payable twice yearly in March & September)
- Ground rent £211.69 (payable twice yearly in March & September)

# Homelands House



**Approximate Floor Area  
446 sq. ft (41.42 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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