



Homelands House, 535 Ringwood Road Ferndown, BH22 9DB
Guide Price £65,000

Winkworth



GUIDE PRICE £65,000
LEASEHOLD

*****VACANT POSSESSION****

This spacious one bedroom first floor retirement apartment for over 60's is positioned within the popular Homelands House development. The apartment is one of the largest available and benefits from access to communal gardens and no onward chain whilst also being conveniently located within easy reach of a regular bus service.

01202 434365
ferndown@winkworth.co.uk



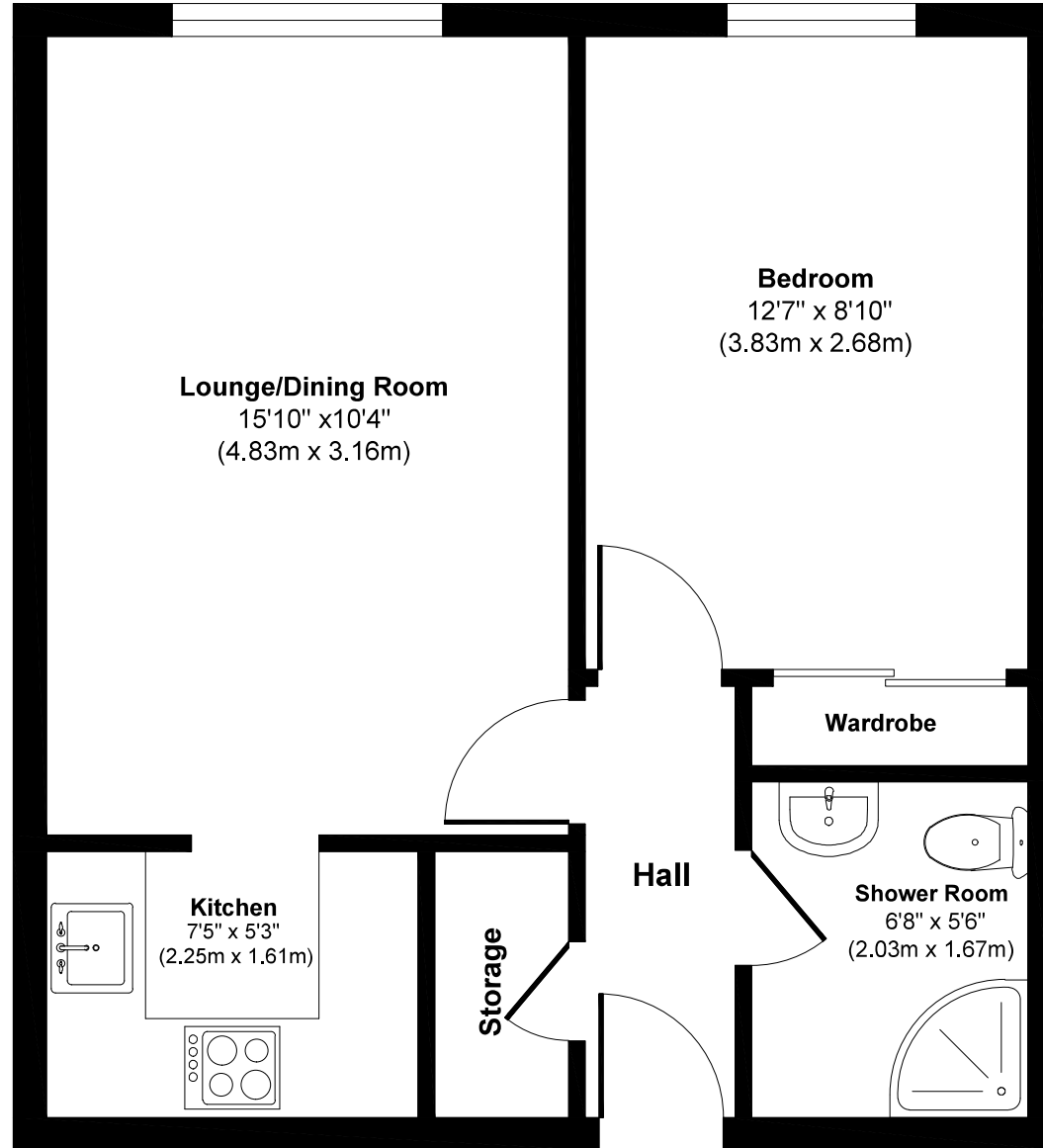
KEY FEATURES

Communal Gardens

- First 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 water and sewerage included (payable twice yearly in March & September)
 - Ground rent £211.69 per annum (payable twice yearly in March & September)

EPC B | Council Tax Band A

Homelands House



Approx. Gross Internal Floor Area 418 sq. ft / 38.84 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 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

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

01202 434365 | ferndown@winkworth.co.uk

winkworth.co.uk/ferndown

Winkworth