



Ferndown





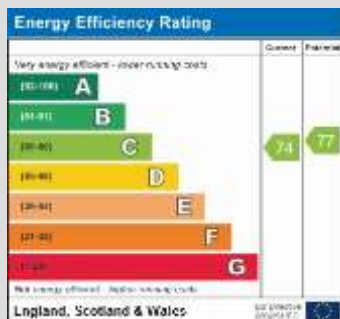
Homelands House Ringwood Road, Ferndown BH22 9DA

A SPACIOUS SECOND FLOOR RETIREMENT
APARTMENT WITHIN THIS VERY POPULAR &
CONVENIENT DEVELOPMENT

Accommodation comprises: Communal
entrance, entrance hall, sitting/dining room,
kitchen, double bedroom & fitted wardrobes,
shower room, delightful communal gardens,
many communal facilities.

(ref: 881457)

£87,500 Leasehold



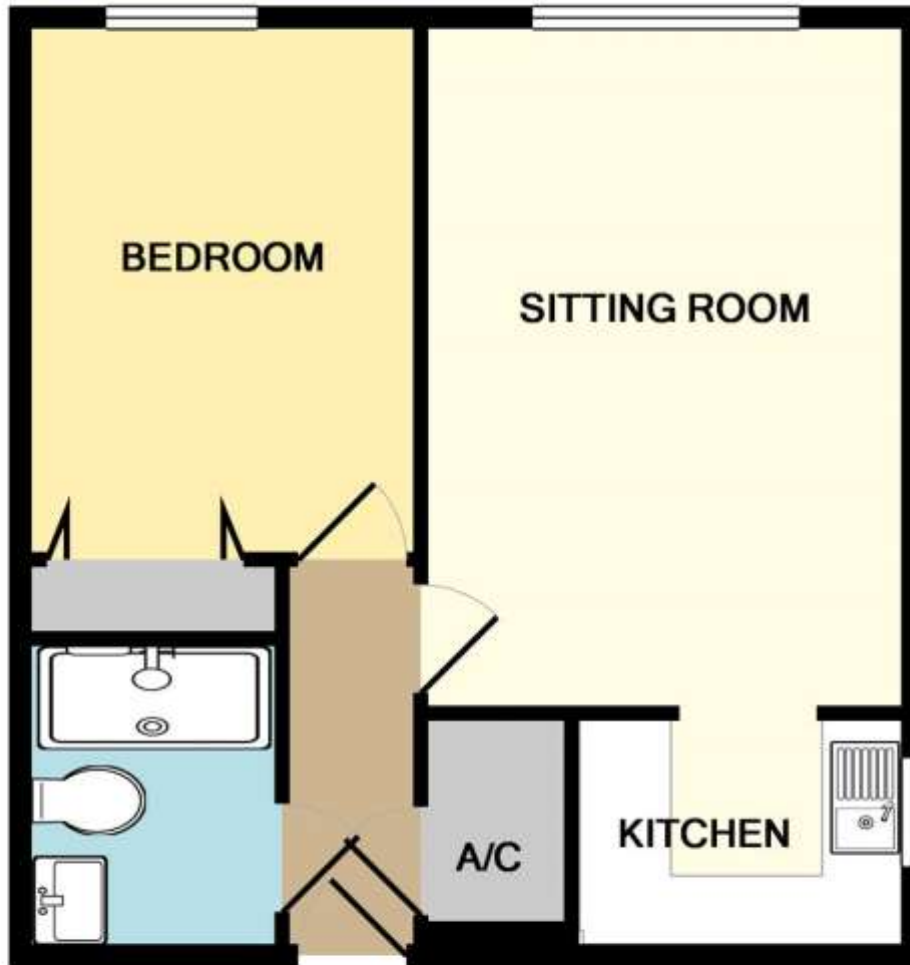
This retirement apartment offers a convenient location within Homelands House, situated on the second floor enjoying a quiet position, having been refurbished throughout by the current owners, with a pleasing outlook over the communal gardens to the front, offered with no forward chain.

The apartment is approached via the secure front door with entry phone and communal entrance with stairs & passenger lift which in turn proceeds to the apartment itself. A welcoming entrance hall with doors from the entrance to all principal rooms.

The residence enjoys a good sized double bedroom with a comprehensive range of fitted wardrobes. The sitting/dining room is bright and airy being situated at the front of Homelands House, overlooking the communal gardens. Archway leads through to the kitchen, boasting a side aspect window, with sink unit, space for electric cooker/hob & fridge/freezer, both floor & eye level units with work surfaces to 3 sides of the room with under lighting. Additionally there is a large airing cupboard off the hallway. A spacious shower room enjoys a 3 piece white suite, comprising a large double shower cubicle with glazed screen, hand wash basin & WC.

This retirement complex of Homelands House also enjoys many communal facilities: beautifully tended grounds, residents & visitor parking facilities (first come, first serve basis), a residents lounge on the ground floor with kitchen area, 2 x laundry rooms, a guest room at a supplement, an onsite house manager from 9 till 5pm Monday to Friday and 24 hour "care line" facility as part of the annual maintenance fees.





Approximate Measurements:

Sitting Room	4.6m (15'1)	x	3.23m (10'7)
Kitchen	1.61m (5'3)	x	1.6m (5'3)
Bedroom	3.57m (11'9)	x	2.64m (8'8)
Shower Room	2.04m (6'8)	x	1.65m (5'5)



This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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