

CHERRETT COURT,
FERNDOWN, BH22 9FE



GUIDE PRICE £80,000

- SOLD AS SEEN - EXECUTOR SALE - PROBATE GRANTED
- Spacious living/dining room
- Separate kitchen
- Wet room
- Private balcony
- Communal gardens
- Easy access to facilities
- Parking for resident permit holders
- Additional visitors parking bays
- Social & event program available

Cherrett Court is a beautiful living plus development (formerly known as assisted living). Constructed in 2010 by McCarthy & Stone for residents over the age of 70 years (or such other age as the landlord may in his discretion permits). Cherrett Court's additional facilities include an excellent subsidised waitress service restaurant serving three course lunches to residents and their guests. Personal care packages can be arranged with in-house carers. Care can include dressing, undressing, bathing and medical monitoring. One hour of domestic care is included in the service charge and extra help with cleaning and laundry can be provided if required. An onsite residential duty manager is available 24 hours a day, all year round.



The apartment is located at the front of the building with a wonderful private balcony overlooking the mature communal gardens. The accommodation comprises a double bedroom with fitted wardrobes, a spacious living/dining room, separate kitchen and a thoughtfully designed tiled wet room with separate bath. There is also a large storage cupboard housing the heating system.

Cherrett Court is perfectly positioned for ease of access to all facilities. There is a range of communal facilities to include a restaurant, function room, residents lounge, guest suite, communal gardens, battery scooter store, laundry room and car parking for resident permit holders with additional visitors parking bays. A varied social and event programme is available for residents participation.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Agents Note: This is an executor sale and there is no paperwork available for this property

Accessibility / Adaptations: Wet Room

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

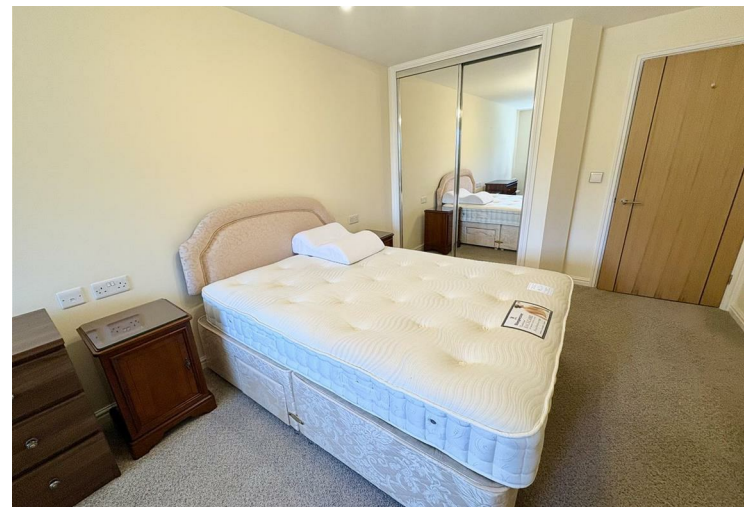
Parking: Private driveway garage

Utilities: Mains electricity, mains gas, mains water

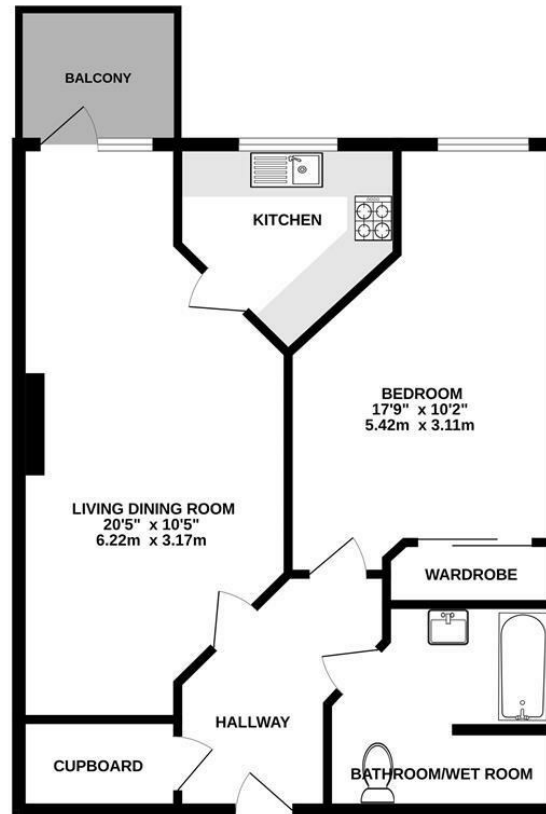
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A photograph of a balcony with a metal railing and a small table with two chairs. The balcony is surrounded by a dense forest of tall trees. The scene is bright and sunny, with shadows cast on the deck.

EDWARDS

E S T A T E A G E N T S

Ferndown Office

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