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ST GEORGES COURT, 458 RINGWOOD ROAD

FERNDOWN, BH22 9BS



PRICE GUIDE £180,000

- PROBATE GRANTED
- OVER 60'S RETIREMENT HOME
- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- LUXURY FITTED KITCHEN
- BATHROOM/SHOWER ROOM WITH UNDERFLOOR HEATING
- ACCESS TO SMALL PRIVATE PATIO AREA
- RESIDENT PARKING
- COMMUNAL FACILITIES
- ENTRY PHONE SYSTEM & PULL CORD ASSISTANCE SYSTEM

PROBATE GRANTED - Located in the heart of Ferndown, this charming two-bedroom **RETIREMENT FLAT** offers a delightful living experience for those aged **OVER 60**. Located on the **GROUND FLOOR** of a sought-after development, this property is subject to probate being granted, making it a rare find in this vibrant community.



Upon entering, you are welcomed by a private entrance hall that leads to all rooms, complemented by two spacious built-in cupboards for ample storage. The generous lounge dining room is a highlight, featuring double glazed French doors that open onto a small private patio, perfect for enjoying a morning coffee. The room is bathed in natural light thanks to its dual aspect windows, and it boasts an elegant electric fireplace with a wood and marble surround, creating a warm and inviting atmosphere.

The luxury kitchen is equipped with a comprehensive range of high-gloss wall and base units, a stainless steel sink, and integrated appliances including an electric oven and four-ring hob. The thoughtful design includes space for a tall fridge freezer and plumbing for a washing machine.

The master bedroom is a modern double, featuring professionally fitted wardrobes and drawers, while the second bedroom is currently utilised as a craft room/office, showcasing bespoke storage solutions. Both bedrooms are designed with comfort in mind, complete with emergency pull cords for peace of mind.

Residents benefit from shared parking, visitors parking, and access to a communal lounge and laundry room, all overseen by a dedicated house manager. The property is well-presented throughout and is conveniently located close to Ferndown town centre and its array of amenities. This flat is an excellent opportunity for those seeking a comfortable and secure retirement living space.

Additional Information

Agents Note: Please note this is a probate sale and information is limited.

Energy Performance Rating: D

Council Tax Band: C

Ground Rent: £410.00 pa

Management Fee: £4,796.74 pa

Tenure: Leasehold

Lease Years: 125 years from 200

Lease Years Remaining: 101

Accessibility / Adaptations: Lateral living, level access

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

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

Restrictive Covenants: Yes

Parking: Residents parking within walking distance and parking permit available

Utilities: Mains electricity with communal heating, mains water

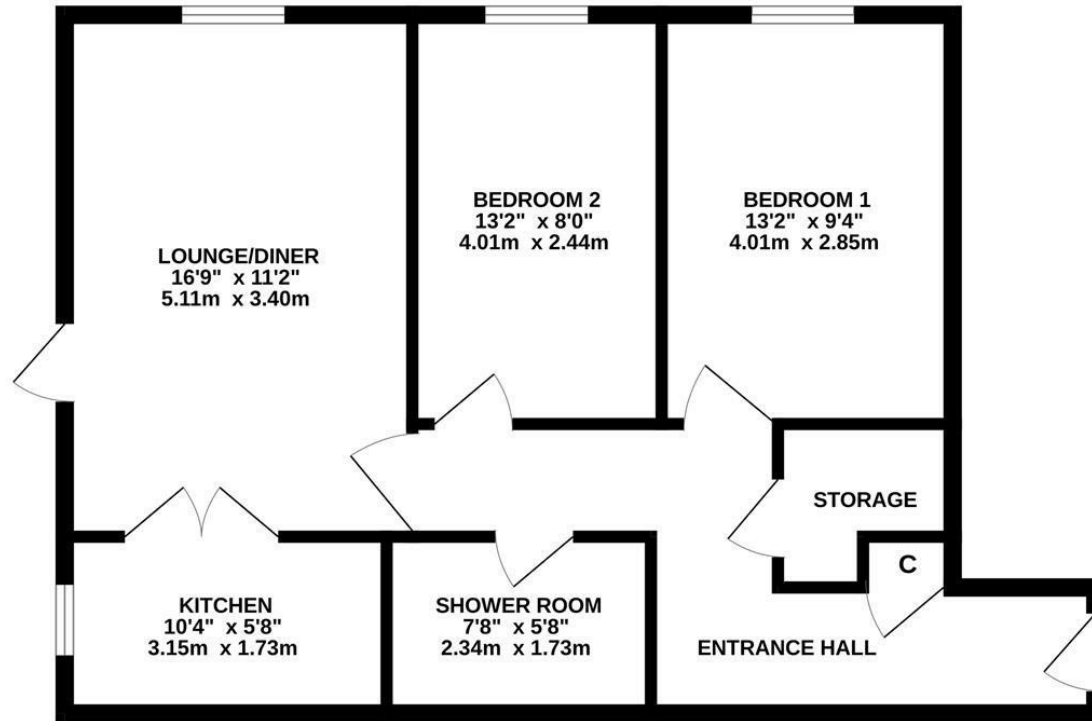
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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