

28 Pinewood Court

179 Station Road, Ferndown, Dorset, BH22 0HR



PRICE: £119,500

Lease: 125 years from 2002

Property Description:

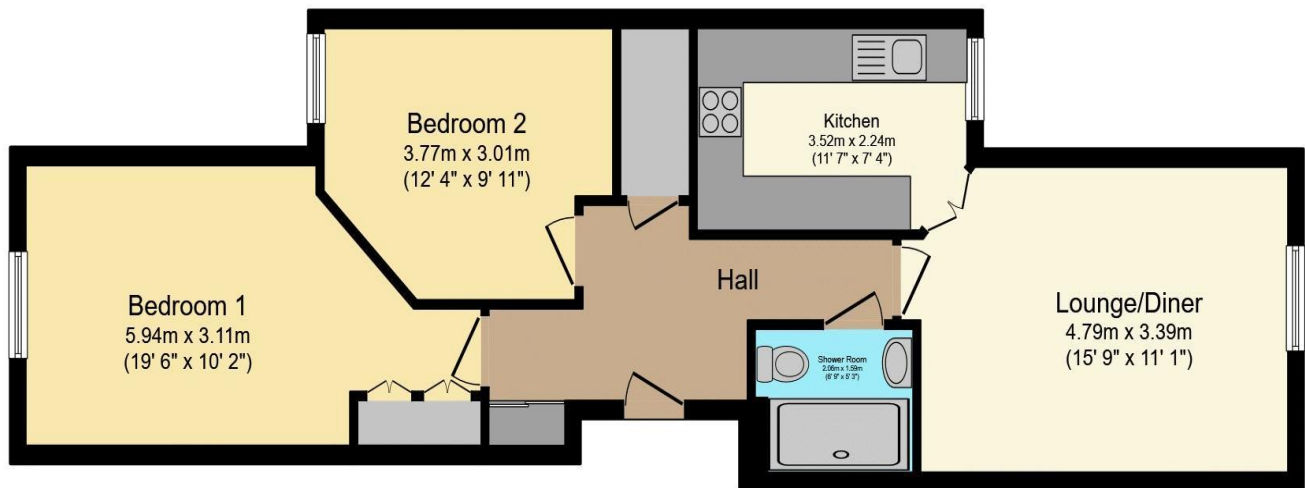
A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT Pinewood Court was constructed by McCarthy & Stone (Developments) Ltd and comprises of 42 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge
Minimum Age 60
24 hour emergency Appello call system
Video door entry system(linked to Residents TV)
Development Manager

Guest Suite
Communal Laundry facilities and communal Gardens
Lift to all floors
lease 125years from 2002



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 64.7 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.EPC4U.COM

For Financial Year Ending:

31/3/25

Annual Ground Rent:

£410.00

Ground Rent Period Review:

2025

Annual Service Charge:

£4,947.98

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.