

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



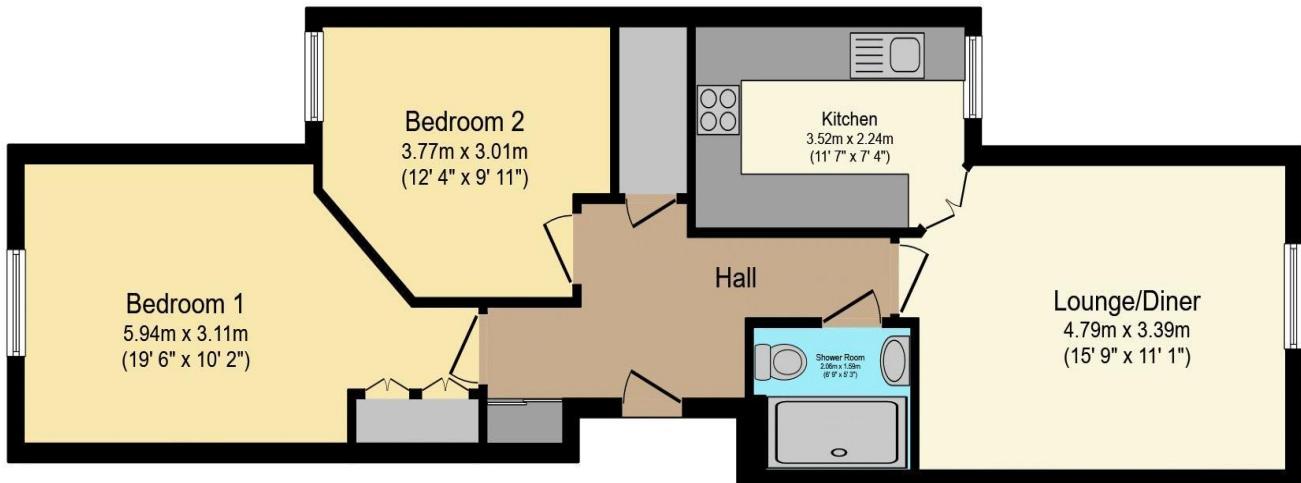
**For more details or to make an appointment to view, please contact
Rachel Hazell**



01425 632203



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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	For Financial Year Ending: 31/3/25
Very energy efficient - lower running costs				Annual Ground Rent: £410.00
(92+) A				Ground Rent Period Review: 2025
(81-91) B				Annual Service Charge: £4,947.98
(69-80) C				Council Tax Band: D
(55-68) D		78	80	Event Fees: 1% Transfer 1% Contingency
(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				

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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.