

## 35 Moorland Court

181 Station Road, Ferndown, Dorset, BH22 0HD



**PRICE: Offers in Excess of  
£90,000**

**Lease: 125 years from 2005**

### Property Description:

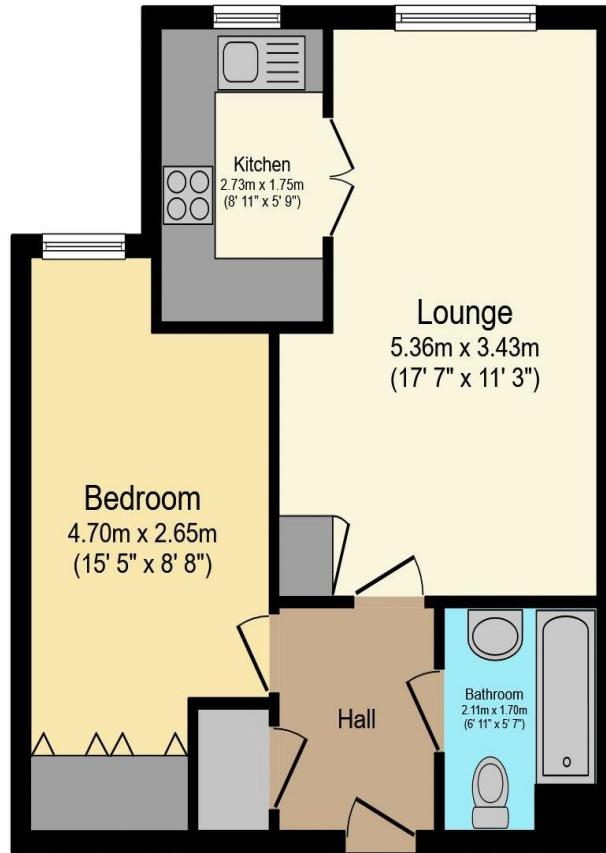
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Moorland Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 40 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of 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, or in the event of a couple, one must be of the age of 60 years and the other 55 years.\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property

Residents' lounge  
Communal Laundry  
24 hour emergency Appello call system  
Minimum Age 60  
Development Manager

Guest Suite  
Lift to all floors  
Lease 125 years from 2005  
Service Charge £3,188.66    Ground Rent  
£395.00



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



Total floor area 44.4 sq.m. (478 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**29/2/24**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**Next Uplift 2028**

**Annual Service Charge:**

**£3,188.66**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, 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.