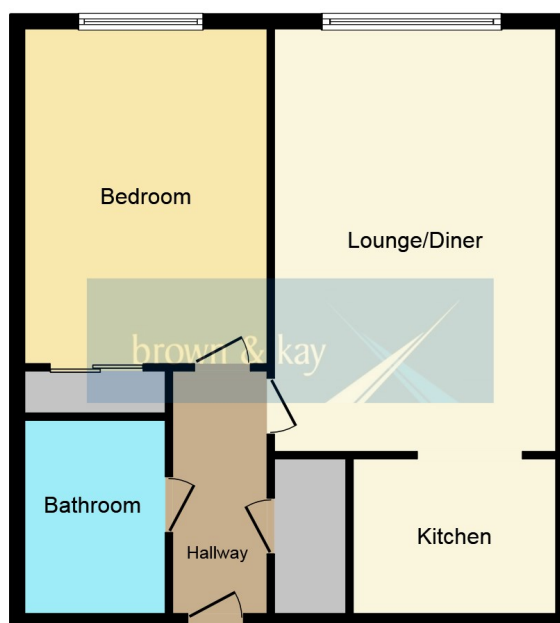




FLAT 20 HOMEWEST HOUSE 35 POOLE ROAD, WESTBOURNE, DORSET
BH4 9DJ

Offers in Region of £55,000

- NO FORWARD CHAIN
- ONE BEDROOM
- WALKING DISTANCE TO WESTBOURNE
- SECOND FLOOR
- RETIREMENT APARTMENT
- CLOSE TO BUS SERVICES



Second Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Offered for sale with NO FORWARD CHAIN is this one bedroom second floor retirement apartment. The property is ideally located within walking distance of Westbourne village with its range of coffee shops, restaurants and boutique shops together with names such as Marks and Spencer food hall.

LOUNGE

15' 9" x 10' 6" (4.80m x 3.20m) maximum.
Electric heater, double glazed window, arch to kitchen.

KITCHEN

7' 7" x 5' 3" (2.31m x 1.60m) maximum.
Modern fitted kitchen with a good range of matching wall and base units, sink unit with mixer tap, inset hob, built-in oven below, integrated fridge and freezer, extractor.

BEDROOM

12' 6" x 8' 10" (3.81m x 2.69m) maximum.
Electric night storage heater, double glazed window, sliding mirror fronted wardrobe.

SHOWER ROOM

6' 7" x 5' 3" (2.01m x 1.60m) max.
Oversize tiled shower cubicle with electric shower unit, low level w.c. wash hand basin with cupboard below, tiled floor, extractor.

TENURE - LEASEHOLD

Lease Length - 125 years from 1st October 1987
Maintenance Charge - £1,610.51 is payable every 6 months.
Ground Rent - £440.04 per annum
Figures as at 25/7/23

COUNCIL TAX - BAND B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	87
		EU Directive 2002/91/EC	

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