



Total area: approx. 39.9 sq. metres (429.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Flat 76, 40 Home Lake House, Station Road, Parkstone, Poole, Dorset, BH14 8UH
Guide Price £75,000

**** NO FORWARD CHAIN ** ASHLEY CROSS LOCATION **** Link Homes Estate Agents are pleased to present for sale this one bedroom retirement apartment for OVER 60's situated on the second floor in the heart of Ashley Cross. Benefitting from an array of standout features including one double bedroom with built-in storage, a bright and airy open-plan kitchen/living room with space for a longline fridge/freezer, an accessible wet room with a seat, ample storage, carpeted flooring throughout & views overlooking Ashley Cross Green. This property is a must view!

Homelake House is a development of 92 retirement apartments . Residents have access to a lower ground communal lounge which leads onto the terrace and offers weekly coffee mornings, a communal laundry room with washing machines and tumble dryers, bingo evenings, fish and chips and outings. Next to the main entrance is the house manager's office which is staffed from Monday to Friday and there is also a 24 hour care line facility. Homelake House is wheelchair friendly and is situated just moments from Ashley Cross which offers a bus stop just 200 yards away, The Post Office and Patisserie Mark Bennetts. Homelake House also offers two guest suites, should any visitors require accommodation.



Second Floor

Entrance Hallway

Ceiling light, smoke alarm, power points, storage cupboard with the consumer unit, shelving and water cylinder enclosed, emergency assistant system and carpeted flooring.

Living Room

Coved ceiling, wall lights, UPVC double glazed window to the front aspect, power points, wall mounted electric storage heater, telephone point, television point and carpeted flooring.

Kitchen

Coved ceiling, ceiling light, wall and base fitted units, stainless steel sink with drainer, space for a longline fridge/freezer, four-point electric hob with under oven, power points and tiled flooring.

Bedroom

Coved ceiling, wall light, UPVC double glazed window to the front aspect, power points, wall mounted electric storage heater, built-in double wardrobes and carpeted flooring.

Wet Room

Coved ceiling, extractor fan, ceiling light, electric shower with a seat, toilet, pedestal sink, wall mounted 'Dimplex' heater, wall mounted mirror, tiled walls and vinyl flooring.



Agent Notes

Useful Information

Tenure: Leasehold
 Lease Length: 99 years from 1985
 Ground Rent: £510 per annum (£255 paid every 6 months)
 Service Charge: £2,200 per annum (£1,100 paid every 6 months)
 Managing Agents: First Port
 Rentals are permitted
 Holiday lets are not permitted
 Pets are permitted
 EPC: C
 Council Tax Band: B - Approximately £1,753.85 per annum
 Parking: On site parking for residents and visitors
 Residents lounge and dining room, coffee mornings every Friday, communal laundry service, unassisted living.

Stamp Duty

First Time Buyer: £0
 Moving Home: £0
 Additional Property: £3,750