



HEARNES

WHERE SERVICE COUNTS

**Homedene House
Seldown Road, Poole, BH15 1UJ**

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Leasehold Price £85,000

A third floor 1 bedroom retirement flat in this conveniently located development for the over 55's opposite Poole Park. The flat is vacant and offered with no forward chain. Offering a lovely lounge/dining room with views across roof tops and beyond, a modern kitchen and shower room. Homedene House benefits from a communal lounge, guest suite, as well as communal well tended gardens.

- Third floor 1 bedroom flat in a superb town centre location
- Lovely size lounge/dining room with views from the lounge across roof tops and beyond
- Modern kitchen with fridge/freezer
- White modern internal doors
- Large storage cupboard in the hallway
- Fully fitted shower room
- Lots of integrated storage in the bedroom
- Immaculately clean and well-presented inside
- Electric heating and double glazing
- Vacant with no forward chain
- Development for the over 55's with a house manager there Monday to Friday 9-4
- Communal guest lounge, guest suite and laundry room
- Communal parking
- Pet friendly development
- Secure area for mobility scooters with electric supply
- Excellent location opposite Poole Park



This property is ideally located to enjoy the amenities that Poole has to offer with the Town Centre just half a mile away. The Lighthouse Theatre is just around the corner and is very popular with the residents. If you require transport, the circular bus route stops opposite the flat. The public swimming pool and Poole Hospital are within 500m. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and linked by a waterside footpath.

COUNCIL TAX BAND: A EPC RATING: D

Maintenance Charges: Approximately £3,000 Per Annum

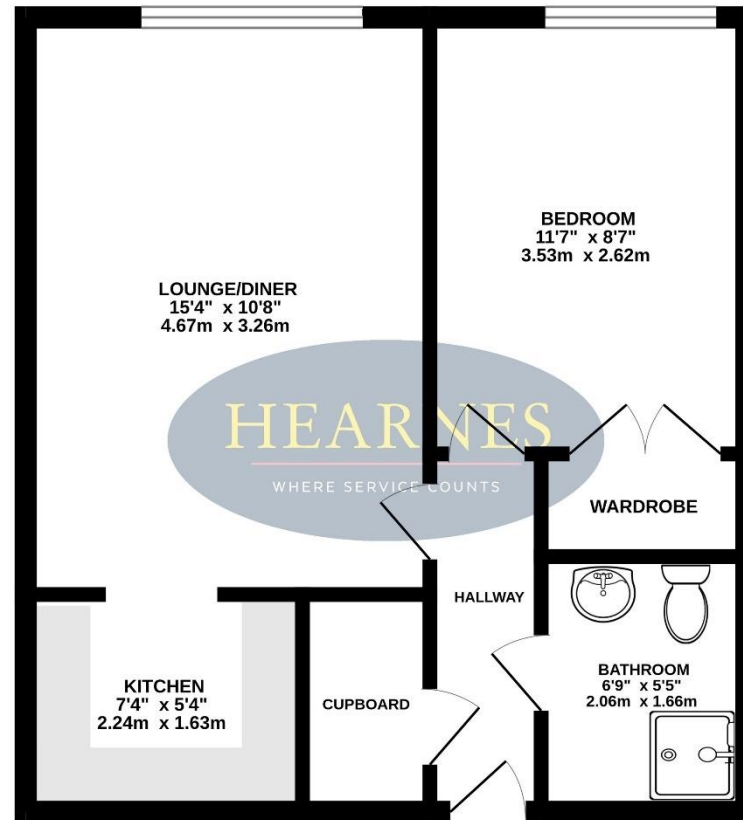
Ground Rent: Approximately £350 Per Annum

Leasehold: Approximately 56 years remaining

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



THIRD FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

