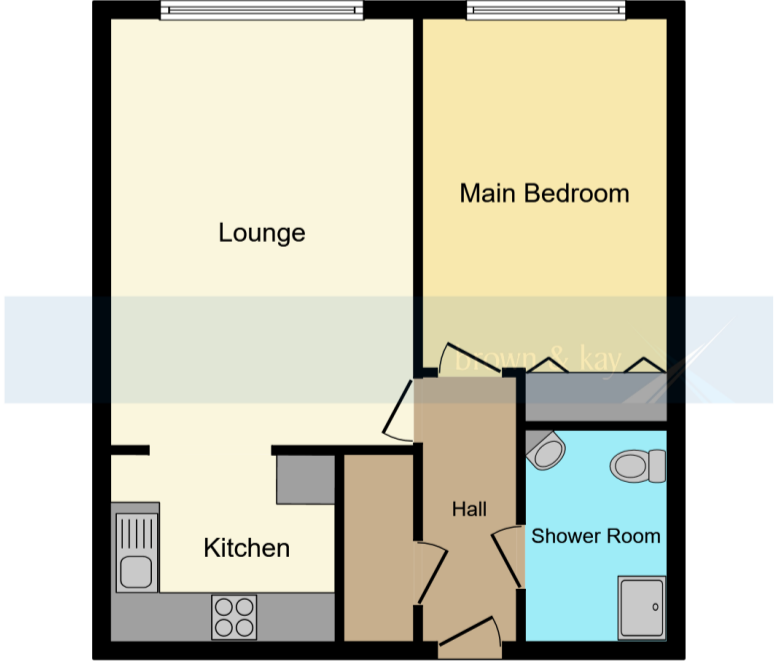




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan



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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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 27, Homelake House 40 Station Road, ASHLEY CROSS BH14 8UG

£80,000

The Property

ASHLEY CROSS VILLAGE CENTRE RETIREMENT FLAT! A one bedroom upper ground floor retirement flat presented in very good condition throughout and offered for sale with no forward chain. The well planned accommodation boasts a generous 15' lounge with front aspect window, a beautifully fitted kitchen with feature splashback, a double bedroom with fitted wardrobes and a modern shower room.

Homelake House occupies a super position across from Ashley Cross Green, a lovely spot to sit and enjoy the surroundings. The village offers a mix of amenities to include cafe bars, restaurants and independent shops together with bus services which operate to surrounding areas including the larger town of Poole, and the local train station is also within a short walking distance.

OVERVIEW

Homelake House facilities - On the lower ground floor there is a communal lounge for owners where a host of social activities and events take place and act as a meeting point. There is even a communal kitchen area adjoining the lounge for residents' use. The communal lounge also offers direct access to a large rear patio area and the communal garden. On the Ground floor level is a communal laundry room with washing and dryer machines. Next to the main entrance is a house managers office staffed Monday to Friday, in addition to the 24 hour care line intercom system which is in place throughout each home and the development. To accommodate your visitors there are two guest apartments available for friends and family to utilise with a small charge.

There is a car park for residents and also a covered area for electric buggy storage.

Minimum age - 60 years old and in the event of a couple, one resident must be over 60 years and the other over 55 years old.

Agents Note - Existing pets are allowed.

ENTRANCE HALL

Doors to primary rooms.

KITCHEN

7' 03" x 5' 04" (2.21m x 1.63m) Mix of base and wall units with complementary work surfaces over. Integrated 'Neff' Oven and microwave. Electric hob. Space for fridge/freezer.

LIVING ROOM

15' 05" x 10' 07" (4.70m x 3.23m) Tilt and turn UPVC double glazed window to front aspect, electric radiator, wall lights.

BEDROOM

11' 11" x 8' 08" (3.63m x 2.64m) Tilt and turn UPVC double glazed window to front aspect, built in wardrobes, wall light, night storage heater.

SHOWER ROOM

Corner shower cubicle with electric shower, heated towel rail, w.c, vanity sink unit, extractor fan.

TENURE - LEASEHOLD

Lease length - 99 years from 1st September 1985.
Service Charge - Approx £2200 per annum.
Ground Rent - Approx £450 per annum.

COUNCIL TAX - BAND B