



HEARNES

WHERE SERVICE COUNTS

**Flat 43, Homeview House, Seldown Road,
Poole, Dorset, BH15 1TT**

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Leasehold Price £85,000

A well presented one double bedroom 2nd floor apartment in a superbly located development for over 55's moments away from Poole Park and Town Centre. The accommodation comprises of a spacious lounge/dining room with a westerly aspect, separate kitchen with appliances, generous bedroom with fitted wardrobes, shower room with assisted handrails and a handy storeroom. Other benefits include a communal lounge, guest suite, as well as well tendered gardens. There are many activities and social events including Bingo, Knit and Natter and coffee mornings.

- One double bedroom apartment for over 55's situated moments away from Poole Park and Town Centre
- Spacious lounge/dining room with a westerly aspect
- Separate kitchen with glossy units, worktops and space for fridge/freezer and washing machine
- Master bedroom with ample fitted furniture and wardrobes
- Shower room to include assisted handrails, wash hand basin with vanity unit, and wc
- Large storage cupboard with shelving
- Passenger lift to all floors
- Gas central heating and double glazing throughout
- 24 hour Care Line support pull cord system
- Communal lounge, guest suite and laundry room
- Communal parking and secure entryphone system
- Pet friendly development with permission from managing agent
- Secure area for mobility scooters with electric supply
- Development for over 55's with a house manager Monday to Friday 9-4
- Plethora of activities and social events each week such as bingo, Knit and Natter and coffee meet ups. Resident newsletter including all the goings on within the development
- No forward chain

Homeview House is set in Poole town centre just 350m from the Dolphin Centre and Bus Station, a similar distance in the other direction to Poole Park, with its excellent leisure facilities and park walks by the side of the boating lake and 250m from The Lighthouse Theatre. Poole hospital is 550m walk or 4 minutes by car.

Maintenance Charge £4154.12 per annum

Ground rent: £782.54 per annum

Leasehold 99 years from 1979 approximately 52 years remaining.

COUNCIL TAX BAND: A

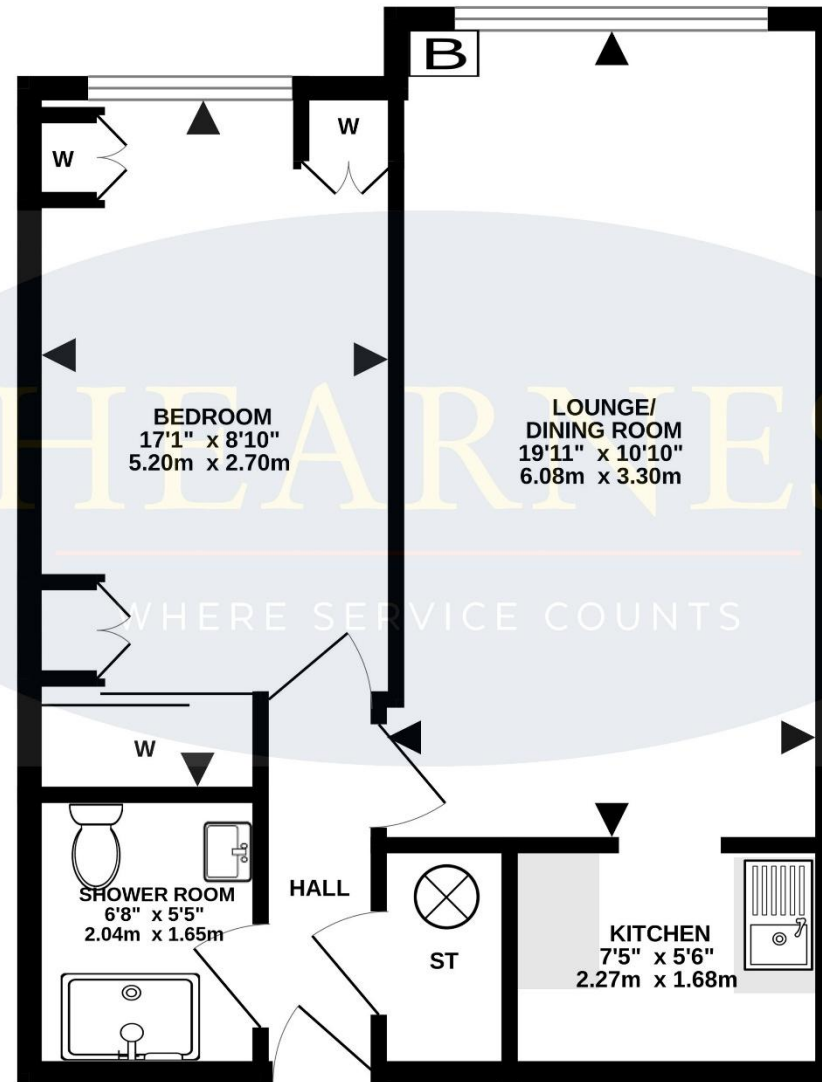
EPC RATING: C

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



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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

