



HEARNES
WHERE SERVICE COUNTS

**Maidment Court,
47 Parkstone Road, Poole, BH15 2FS**

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Leasehold Price £350,000

A spacious 2 double bedroom third floor over 65's retirement apartment with a large balcony offering exceptional views from the lounge/kitchen and both bedrooms towards Poole Park and the Purbeck Hill beyond. This excellent property is part of a very well-regarded retirement development for the over 65's. This spacious apartment, is beautifully presented and offers 2 double bedrooms which are serviced by a stunning wet room. The owners have had fitted wardrobes added to both bedroom for excellent storage space. The high gloss, well equipped contemporary kitchen with integrated dishwasher, fridge/freezer, single oven, ceramic hob and pull out larder is open plan to the lounge which leads to the south facing balcony. This particular apartment also offers 2 large storage cupboards, parking, video entry system, 24-hour on-site call assistance, emergency pull cords, gas central heating and double glazing. Maidment Court is a contemporary building with 47 apartments set over 7 floors surrounded by generous gardens and is set in a premier location opposite Poole Park, close to bus routes and Poole Town Centre. The apartments are linked by an impressive glass walkway that crosses the beautiful communal gardens which residents are encouraged to tend if they so wish. There is a thriving community of friends and neighbours at Maidment Court who are supported by a dedicated 24-hour on-site team, providing the care, support, and personal service which Methodist Homes for the Aged (MHA) are known for.

- A two double bedroom third floor apartment in this highly desirable retirement development
- Southerly facing aspect having a park facing balcony and views out to Poole Park
- Well presented inside and sold with carpets, curtains and light fittings
- Dual aspect sitting room enjoying a sunny aspect
- Spacious main bedroom with door out to balcony
- Modern high gloss cream kitchen with integrated dishwasher, fridge/freezer, single oven, ceramic hob, pan drawers and a pull out larder. The kitchen is dual aspect having 2 windows and semi open plan to the sitting room
- The flat is wheelchair friendly and benefits from a large storage cupboard and a laundry cupboard/room with Zanussi washing/drying machine
- Wet room with door from bedroom one and entrance hall
- Additional benefits include a video entry system, 24 hour onsite call assistance, pull cords, gas central heating and double glazing and an on site Chaplain
- At the bistro you can purchase meal packages from £59.99 a week for 2 meals a day, or £79.99 for 3 meals, or pay-as-you-go.
- The wellbeing service provides peace of mind for all residents and includes 24 hour staffing support on-site, help in any emergency, day or night, personally worn 'help' buzzers to call staff, as well as 2-way help/call intercom in the flat, and the co-ordination of an activities and events programme. Further assistance is required there are care packages/hours you can purchase such as a personal care package offering washing, dressing, bathing and medication assistance, domestic care with an hourly charge, maintenance service and a laundry service. (These packages can be purchased individually if required.)

Term of Lease: 125 years from 2017 Ground Rent: £500.00 per annum
Maintenance charges: £707.80 per month to cover all communal areas, cleaning, maintenance, external window cleaning, water & sewerage, buildings insurance & estate management
Wellbeing Service: £287.90 per month – This covers the 24 hour staffing support on site, help with any emergency, 'help' buzzers to call staff, an activities and events programme.

COUNCIL TAX BAND: E

EPC RATE: B



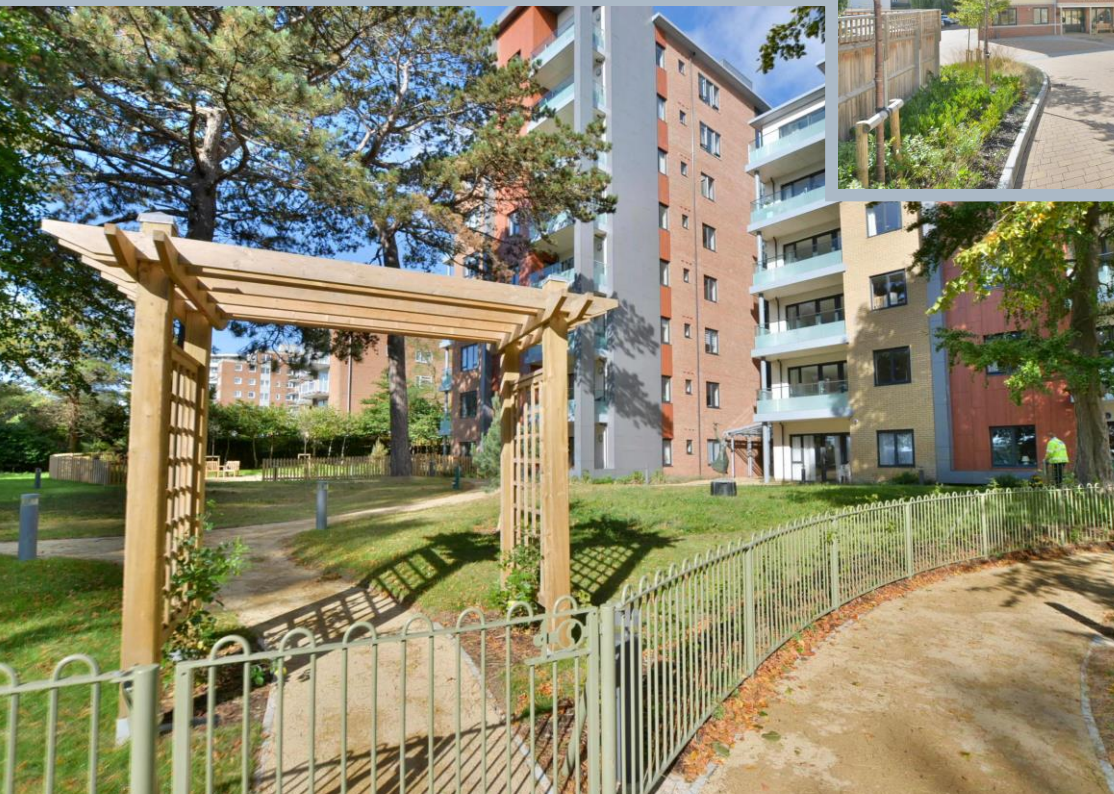
Bistro open throughout the day

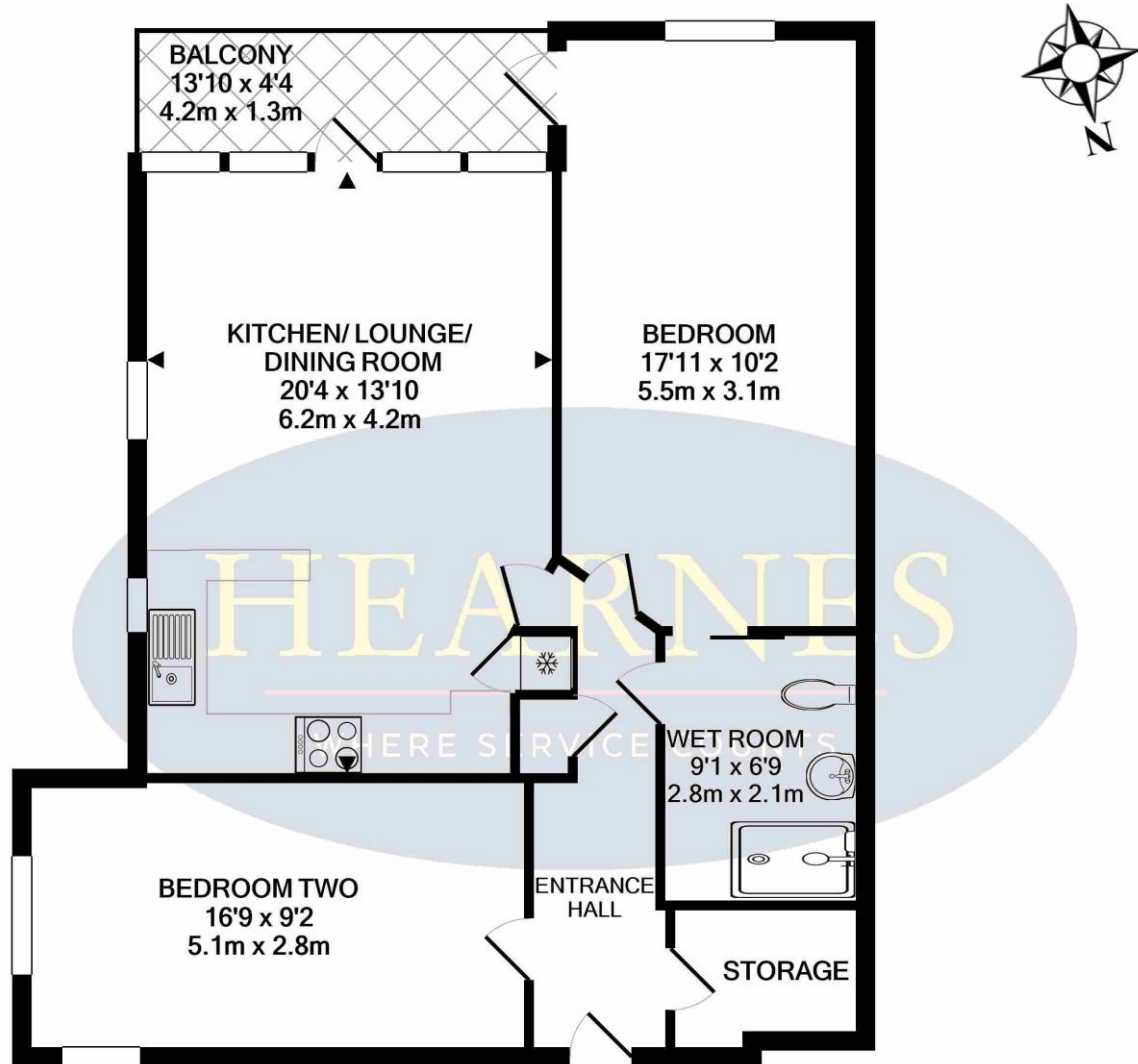


Top floor viewing lounge



View from sun terrace





TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Communal gardens



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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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