

**Flat 49 Homedene House, 50 Seldown Road, Poole,
Dorset, BH15 1UJ**



HEARNES

WHERE SERVICE COUNTS

Flat 49 Homedene House, 50 Seldown Road, Poole, Dorset, BH15 1UJ

Leasehold Price £75,000

A top (second) floor one bedroom retirement flat in an excellently located development for the over 55's opposite Poole Park. This bright flat is conveniently positioned within Homedene, having a southerly aspect. The flat benefits from a generous lounge/dining room, with an arch to a compact kitchen, modern fully tiled shower room and a double bedroom with fitted wardrobes, also a further storage cupboard. Homedene House benefits from a communal lounge, guest suite, as well as communal well tended gardens and communal gardens.

- Top (second) floor one bedroom flat in a superb town centre location
- Southerly aspect lounge
- Compact kitchen in a range of wooden units with work tops over and fitted with integrated electric hob, oven, extractor and freestanding fridge
- Bedroom with built in wardrobes
- Modern, fully tiled shower room with double walk in shower, wc and wash basin inset into a vanity unit
- Large storage cupboard
- No forward chain
- Development for the over 55's with a house manager there Monday to Friday 9-4
- Communal lounge, guest suite and laundry room
- Communal parking and entryphone system
- Pet friendly development
- Secure area for mobility scooters with electric supply
- Double glazing and entrance hall electric radiator
- 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.

Maintenance £2,480 per annum. Ground Rent: £884.68 per annum
Lease: 99 years from 1st September 1981 – 54 years remaining.

COUNCIL TAX BAND: A

EPC RATING:

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 : 487 sq.ft. (45.3 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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