

Flat 6 Homedene House, 50 Seldown Road, Poole, Dorset, BH15 1UJ



HEARNES

WHERE SERVICE COUNTS

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Leasehold Price £90,000

An immaculately presented one double bedroom ground floor apartment in an excellently located development for over 55's located opposite Poole Park. This bright flat is conveniently positioned within Homedene House, having a southerly aspect and immediate access to a private patio and communal gardens. There is a modern fully fitted kitchen with window, contemporary shower room and a double bedroom with fitted wardrobes, also a further storage cupboard. Other benefits include a communal lounge, guest suite, as well as well tended gardens. There are many activities and social events including Bingo, Knit and Natter and coffee mornings.

- Ground floor one double bedroom apartment in a superb town centre location for over 55's
- Southerly aspect lounge with direct access to a private patio and views out to the communal gardens
- Modern kitchen with worktops over and fitted with integrated eye-level oven, electric hob, extractor, freestanding undercounter fridge and freezer
- Double bedroom with fitted wardrobes and views over the gardens
- Modern shower room with wash hand basin, vanity unit below, electric towel rail and wc
- 24 hour Care Line support pull cord system
- Large storage cupboard with shelving
- 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
- Electric heating and double glazing throughout
- Excellent location opposite Poole Park
- Development for over 55's with a house manager (The lovely Kerry) there 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

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, 785.83 per annum. Ground Rent: £884.68 per annum
Lease: 99 years from 1st September 1980

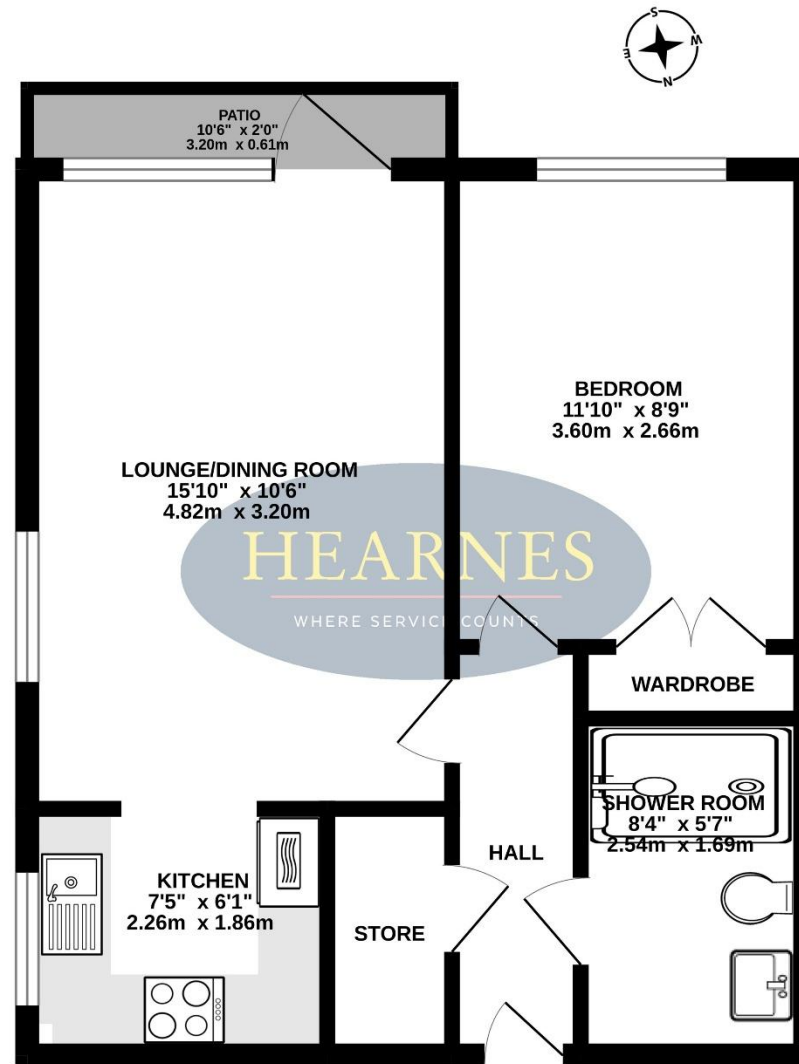
COUNCIL TAX BAND: A

EPC RATING: D

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.



421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 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

