

Flat 17 Homedene House Seldown Road, Poole, Dorset BH15 1UJ



Flat 17 Homedene House, Seldown Road, Poole, Dorset, BH15 1UJ

Leasehold Price £85,000

An immaculate and well presented first floor one bedroom retirement flat in this conveniently located development for the over 55's opposite Poole Park. This charming flat has been updated by the current owner to include a new shower room, redecoration and updated kitchen. It also offers a large entrance hall storage cupboard, excellent fitted cupboards and wardrobes in the bedroom and new entrance hall and bedroom carpets. The property is sold with no forward chain. Homedene House benefits from a communal lounge, guest suite, as well as communal well tended gardens.

- First floor one bedroom flat in a superb town centre location
- Immaculately presented throughout and has been updated by the current owner
- New shower room with walk in double shower, fitted w.c, wash basin and vanity units
- Modern kitchen with electric hob, oven and space for fridge/freezer
- Sold with no forward chain
- Development for the over 55's with a house manager there Monday to Friday 9-4
- Communal guest lounge, guest suite and laundry room
- Communal parking
- Pet friendly development
- Secure area for mobility scooters with electric supply
- Excellent location opposite Poole Park

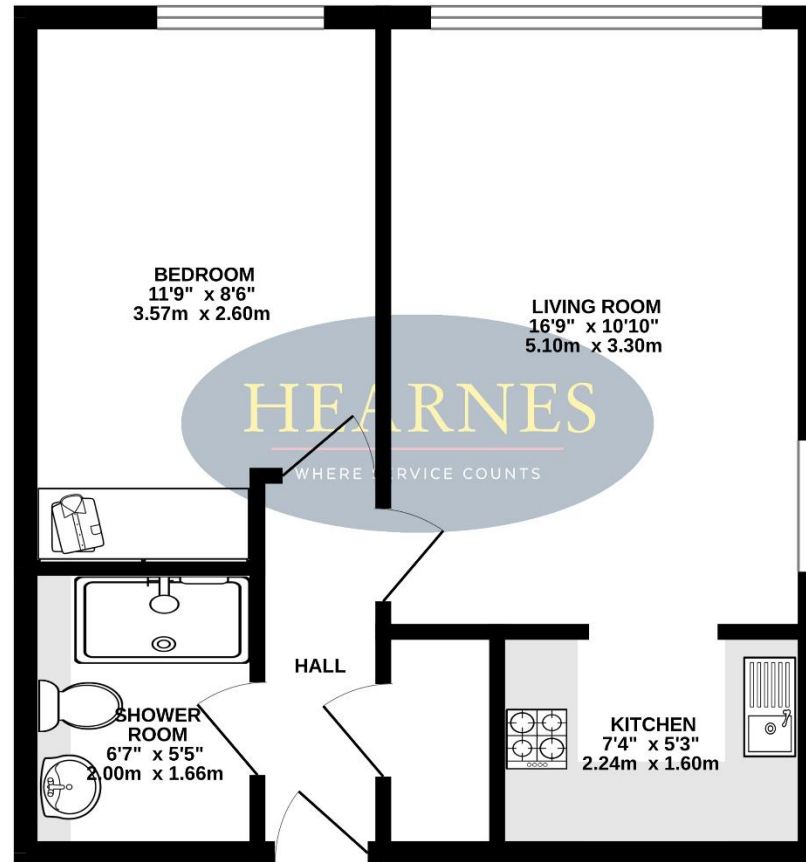
This property is ideally located to enjoy the amenities that Poole has to offer with the Town Centre just half a mile away. The Lighthouse Theatre is just around the corner and is very popular with the residents. If you require transport, the circular bus route stops opposite the flat. The public swimming 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 Charges: Approximately £3,000 Per Annum
Ground Rent: Approximately £884.68 Per Annum
Leasehold: Approximately 55 years remaining
COUNCIL TAX BAND: A EPC RATING: B

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



FIRST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 439sq.ft. (40.8 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.
Made with Metropix ©2024



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

