



Homeview House

HEARNES

WHERE SERVICE COUNTS

Homeview House

PARKING

ONLY

5 MPH

**Flat 28, Homeview House, Seldown Rd,
Poole, Dorset BH15 1TT**

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Leasehold Price £125,000

An immaculately presented one bedroom first floor retirement flat, in a bright corner location with a dual aspect lounge providing a town outlook. The property has been tastefully decorated and recently updated with new double glazed windows, fitted blinds, decoration, curtains and new flooring. The flat has a modern shower room with double shower and modern fitted kitchen with new oven and hob. Homeview House has a bright communal lounge with kitchen area for residents as well as laundry and a refuse chute. There is a large communal car park at the front and pleasant lawned garden area.

- Immaculate one bedroom retirement flat (over 55's)
- Set in a bright corner location on the first floor
- Modern shower room with fully tiled walls, double shower wash basin fitted into a vanity unit and wc
- Updated kitchen in a range of shaker style units with work tops over and fitted with new oven, hob, extracted and freestanding fridge/freezer
- Replaced double glazed windows with fitted blinds and curtains included in the sale
- Extended lease
- Apollo pull-cord care alarm system, monitored 24 hours a day
- Economiser electric heaters
- Recently updated carpets, curtains and blinds
- Communal car park to the front of the building
- Town Centre location and just a few hundred yards from Poole Park
- Excellent communal facilities including a bright lounge with kitchen area on the first floor, bookable guest suite (£20-25 per night), attractive gardens, laundry, and refuse chute.
- Daily house manager on site
- Passenger lift and security entryphone system
- Popular purpose-built development over 4 floors with recently redecorated communal hallways

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: £2800 per annum Ground rent: £391 half yearly
Leasehold: Approximately 94 years remaining.

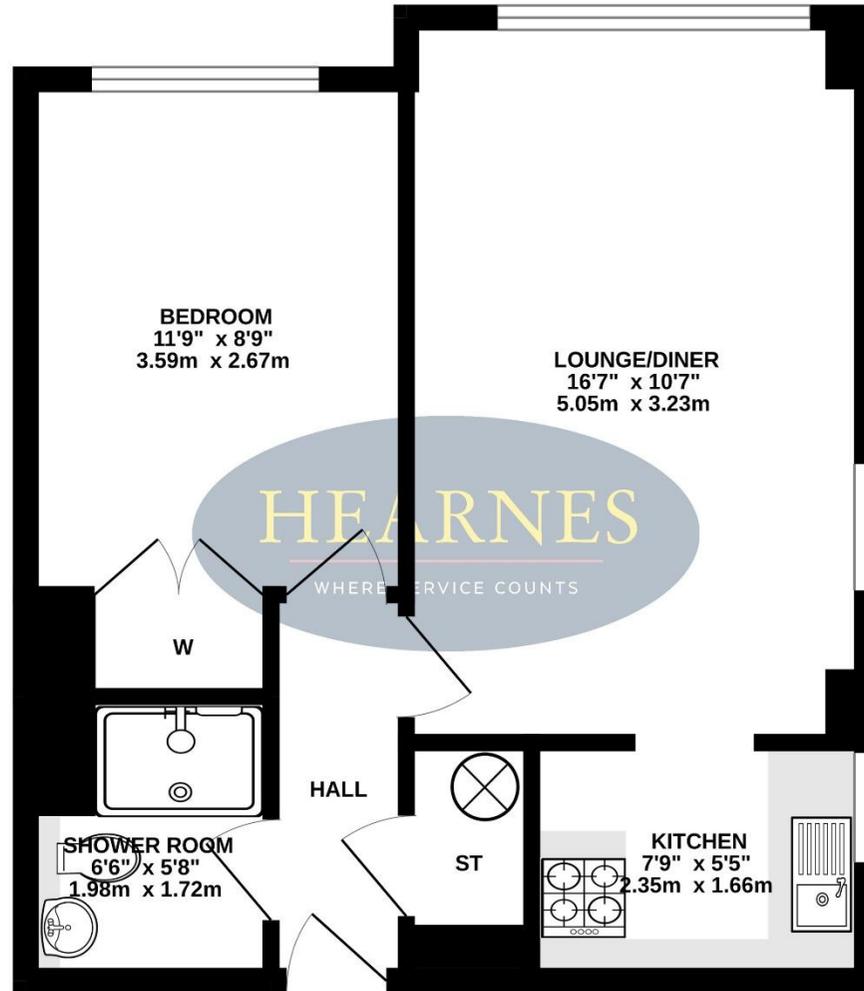
COUNCIL TAX BAND: A

EPC RATING: TBC

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.



GROUND FLOOR



FLAT 28 HOMEVIEW HOUSE

TOTAL FLOOR AREA : 402 sq.ft. (37.4 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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