

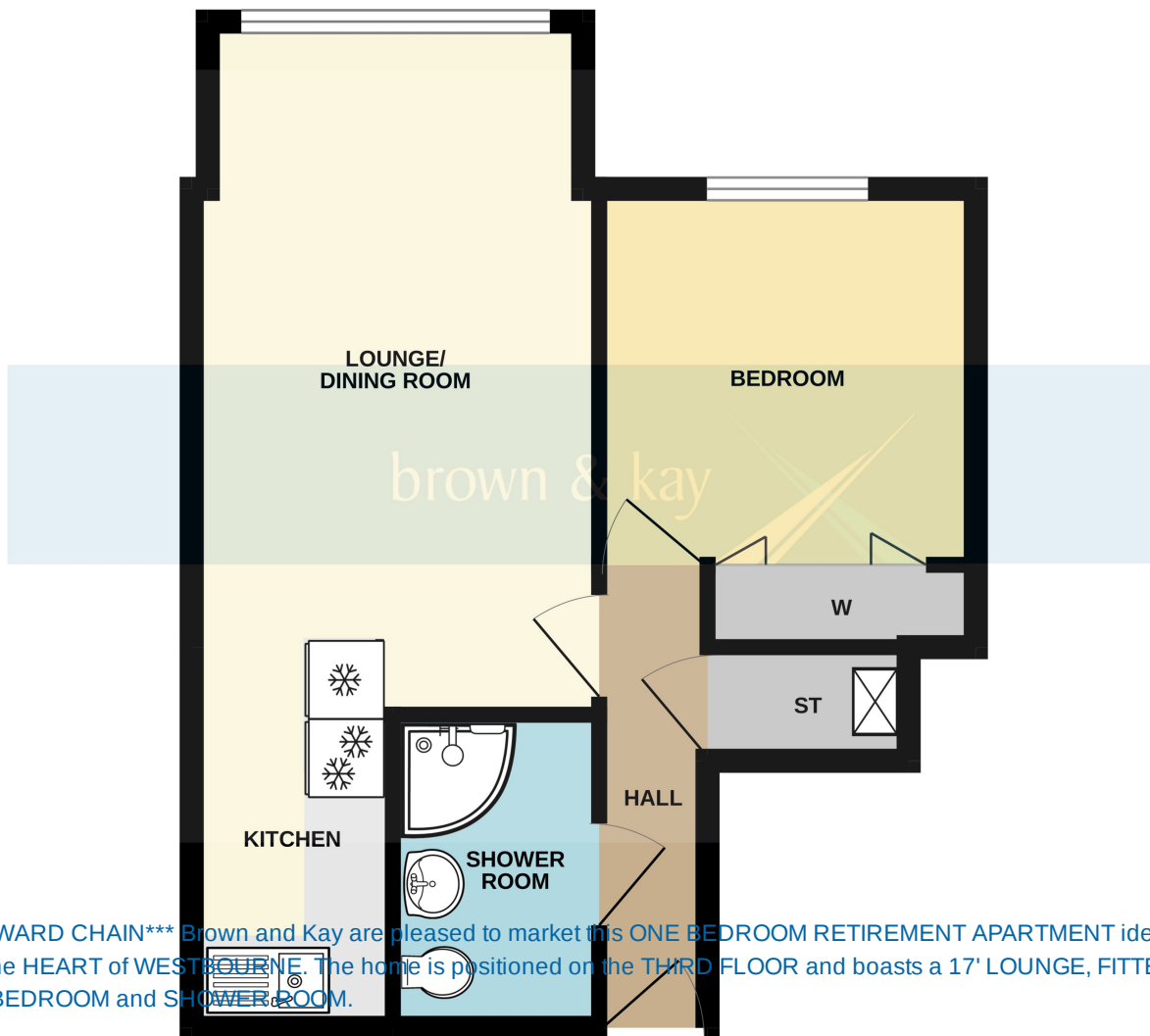


FLAT 57, HOMEWAY HOUSE 10 PINE TREE GLEN, WESTBOURNE,  
DORSET BH4 9ES

£80,000

- RETIREMENT APARTMENT
- NO FORWARD CHAIN
- SHOWER ROOM
- THIRD FLOOR
- 17' LOUNGE
- FITTED KITCHEN

TOTAL FLOOR AREA : 385 sq.ft. (35.7 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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\*\*\*NO FORWARD CHAIN\*\*\* Brown and Kay are pleased to market this ONE BEDROOM RETIREMENT APARTMENT ideally located in the HEART of WESTBOURNE. The home is positioned on the THIRD FLOOR and boasts a 17' LOUNGE, FITTED KITCHEN, BEDROOM and SHOWER ROOM.

### ENTRANCE HALL

Doors to the following:-

### LOUNGE

17' 2" x 10' 0" (5.23m x 3.05m) Rear aspect UPVC double glazed window, electric heater, open plan to kitchen.

### KITCHEN

8' 9" x 4' 10" (2.67m x 1.47m) Range of wall and base units with work surfaces over, integrated fridge and freezer, electric hob and oven.

### BEDROOM

9' 6" x 9' 2" (2.90m x 2.79m) Rear aspect UPVC double glazed window, built-in wardrobe.

### SHOWER ROOM

Suite comprising shower cubicle with electric shower, wash hand basin and concealed w.c.

### PARKING

On a 'First come, First Serve' basis.

### TENURE - LEASEHOLD

Length of Lease - 99 years from 1st September 1982

Maintenance - Half yearly maintenance charges are £1,274.01

Ground Rent - Half yearly ground rent charges are £167.12

Management Agent - First Port

### COUNCIL TAX BAND A

