



**Homedene House**  
**Seldown Road, Poole, BH15 1UJ**

# Homedene House, Seldown Road, Poole, BH15 1UJ

## Leasehold Price £85,000

A first floor 1 bedroom retirement flat in this conveniently located development for the over 55's opposite Poole Park. The flat is vacant and offered with no forward chain and benefits from a lovely lounge/dining room with dual aspect windows and the kitchen set off of the lounge via an archway. The bedroom has fitted wardrobes and there is a further storage unit along with a modern shower room. The property further benefits from newly laid carpets and large windows allowing light to flow through. Homedene House benefits from a communal lounge, guest suite, as well as communal well tended gardens.

- First floor 1 bedroom flat in a superb town centre location
- Immaculately clean and well-presented inside
- Kitchen with integrated electric hob, oven, space for a fridge and plenty of storage around
- Lovely lounge/dining room with dual aspect windows
- Bedroom with fitted wardrobes
- Modern shower room
- Large storage cupboard with shelving
- Vacant 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 and entryphone system
- Pet friendly development
- Secure area for mobility scooters with electric supply
- Electric heating and double glazing
- Excellent location opposite Poole Park

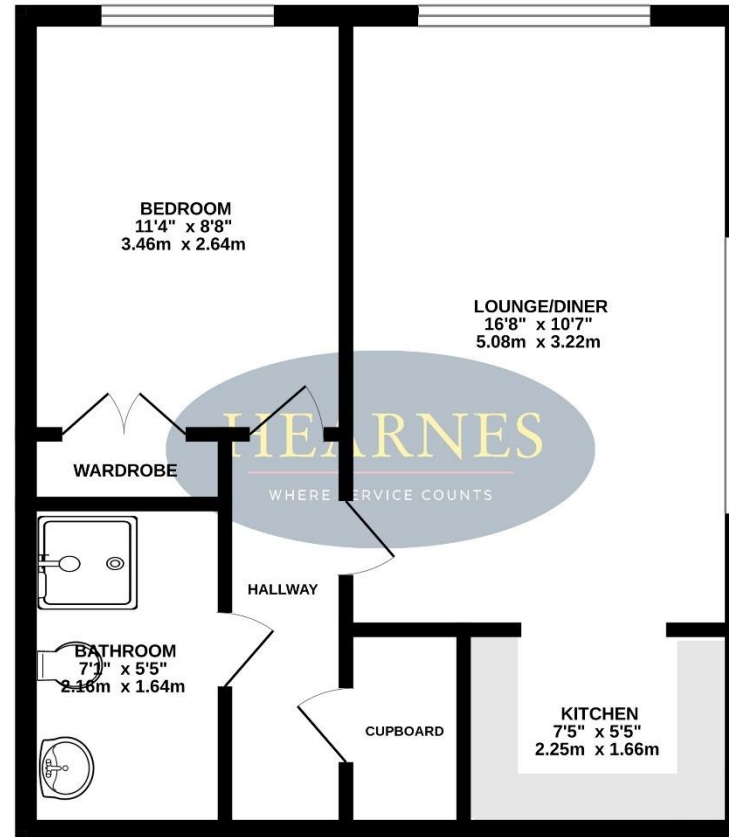
This property is ideally located to enjoy the amenities that Poole has to offer with the Town Centre just half a mile away. The Lighthouse Theatre is just around the corner and is very popular with the residents. If you require transport, the circular bus route stops opposite the flat. The public swimming pool and Poole Hospital are within 500m. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and linked by a waterside footpath.

COUNCIL TAX BAND: A      EPC RATING: B  
Maintenance Charges: Approximately £3,000 Per Annum  
Ground Rent: Approximately £350 Per Annum  
Leasehold: Approximately 56 years remaining

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  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 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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