



**Flat 12 Maidment Court, 47 Parkstone Road, Poole
Dorset, BH15 2FS**

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Leasehold Guide Price £300,000 - £350,000

A park facing, well presented, two double bedroom, first floor apartment with balcony and sold with no forward chain. The property enjoys a southerly facing aspect with further side window to the east elevation. Maidment Court is a purpose built retirement development of 47 apartments set over 7 floors surrounded by generous gardens and is set in a premier location opposite Poole Park, close to bus routes and Poole Town Centre. Built in 2017, for the over 60's, the development offers a wealth of facilities and amenities designed to make life easier and enjoyable. It provides a friendly, affordable alternative to retirement or care home living. A care team are on site, on call, 24 hours a day, 365 days a year. The bistro offers 3 meals a day and is open all day for drinks & snacks. There is a thriving community of friends and neighbours at Maidment Court who are supported by a dedicated 24 hour on-site team, providing the care, support and personal service which Methodist Homes for the Aged (MHA) are known for. Facilities include hair and beauty salon, activities room, roof garden terrace which has a lounge and kitchen area and offers incredible views over Poole Park and down to Sandbanks, buggy store, guest suite, residents lounge, and residents' bistro.



- A two double bedroom first floor apartment in this highly desirable retirement development
- Southerly facing aspect having a park facing balcony and views out to Poole Park
- Well presented inside and sold with carpets, curtains and light fittings
- Dual aspect sitting room enjoying a sunny aspect
- Spacious main bedroom with door out to balcony
- Modern high gloss cream kitchen which comes well equipped with an integrated dishwasher, fridge/freezer, single oven, ceramic hob, pan drawers and a pull out larder. The kitchen is dual aspect having 2 windows and semi open plan to the sitting room
- The flat is wheelchair friendly and benefits from a large storage cupboard and a laundry cupboard/room with Zanussi washing/drying machine
- Wet room with door from bedroom one and entrance hall
- Additional benefits include a video entry system, 24 hour onsite call assistance, pull cords, gas central heating and double glazing.
- At the bistro you can purchase meal packages from £59.99 a week for 2 meals a day, or £79.99 for 3 meals, or pay-as-you-go.
- The wellbeing service provides peace of mind for all residents and includes 24 hour staffing support on-site, help in any emergency, day or night, personally worn 'help' buzzers to call staff, as well as 2-way help/call intercom in the flat, and the co-ordination of an activities and events programme. Further assistance is required there are care packages/hours you can purchase such as a personal care package offering washing, dressing, bathing and medication assistance, domestic care with an hourly charge, maintenance service and a laundry service. (These packages can be purchased individually if required.)
- On site Chaplain
- Vacant and no forward chain



Term of Lease: 125 years from 2017 **Ground Rent:** £559.15 per annum
Maintenance charges: £419.92 per month to cover all communal areas, cleaning, maintenance, external window cleaning, water & sewerage, buildings insurance & estate management
Wellbeing Service: £287.90 per month – This covers the 24 hour staffing support on site, help with any emergency, 'help' buzzers to call staff, an activities and events programme.

COUNCIL TAX BAND: E

EPC RATE: B

Bistro open throughout the day



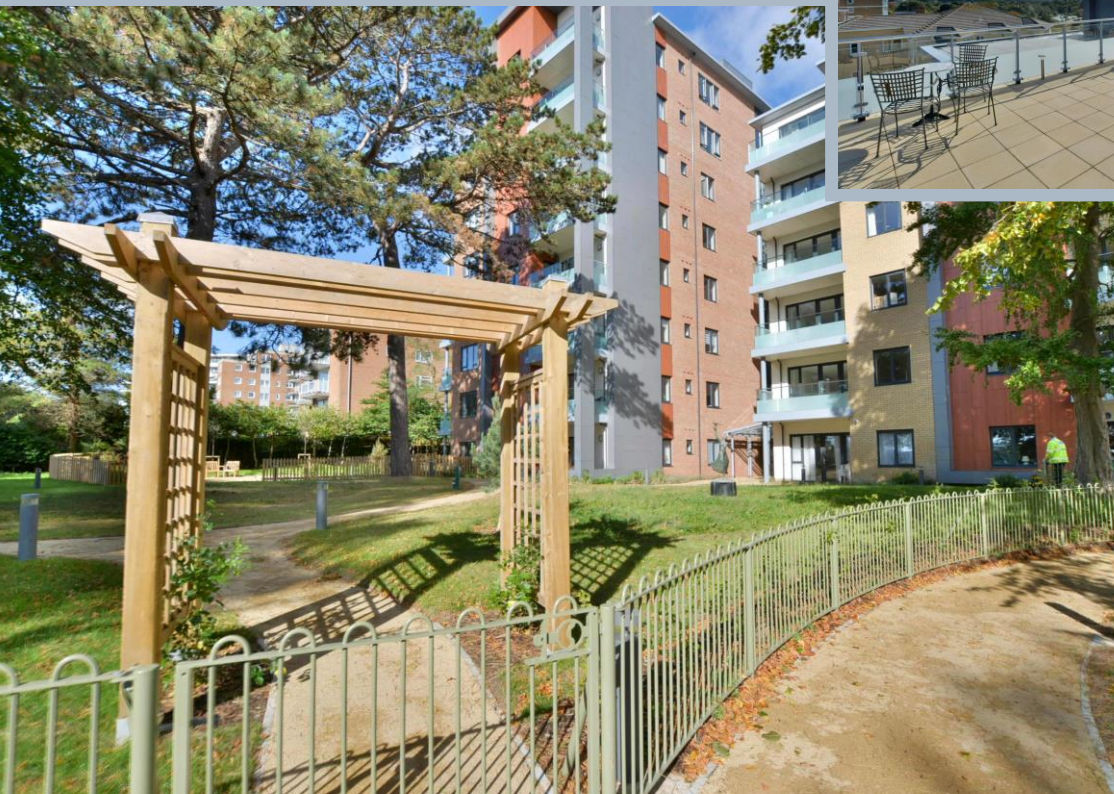
Top floor viewing lounge



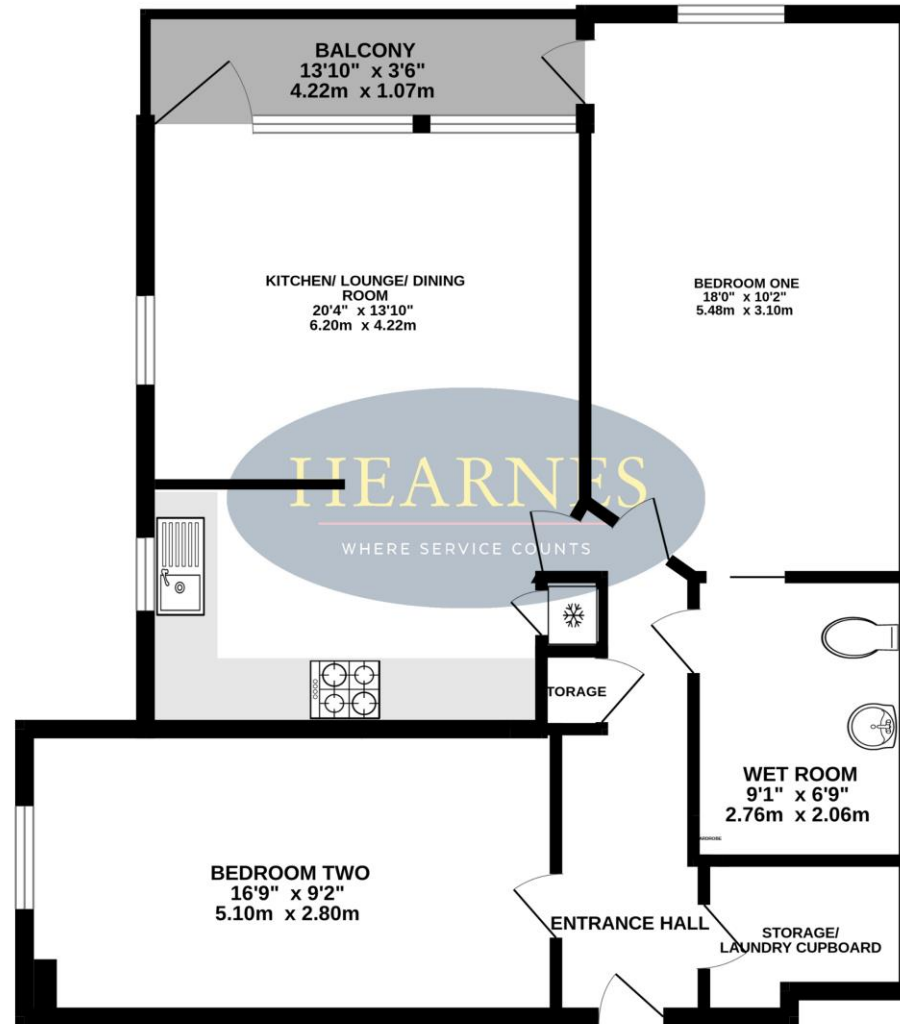
Communal sun terrace



View from sun terrace



743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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Communal gardens



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