



Homedene House
Seldown Road, Poole, BH15 1UJ

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Leasehold Price £90,00

A ground 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 delightful setting facing the front of the building, on the south west elevation, so you can look out on all the 'comings and goings' with direct access onto communal garden. Homedene House benefits from a communal lounge, guest suite, as well as communal well tended gardens.

- Ground floor 1 bedroom flat in a superb town centre location
- Set on the southwest aspect with dual aspect sunny lounge having a door out to communal gardens
- Use of patio and garden outside of the sitting room
- Immaculately clean and well-presented inside
- Modern kitchen with window over the looking the gardens
- Own private patio door into the flat, along with main communal entrance
- 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
- 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.

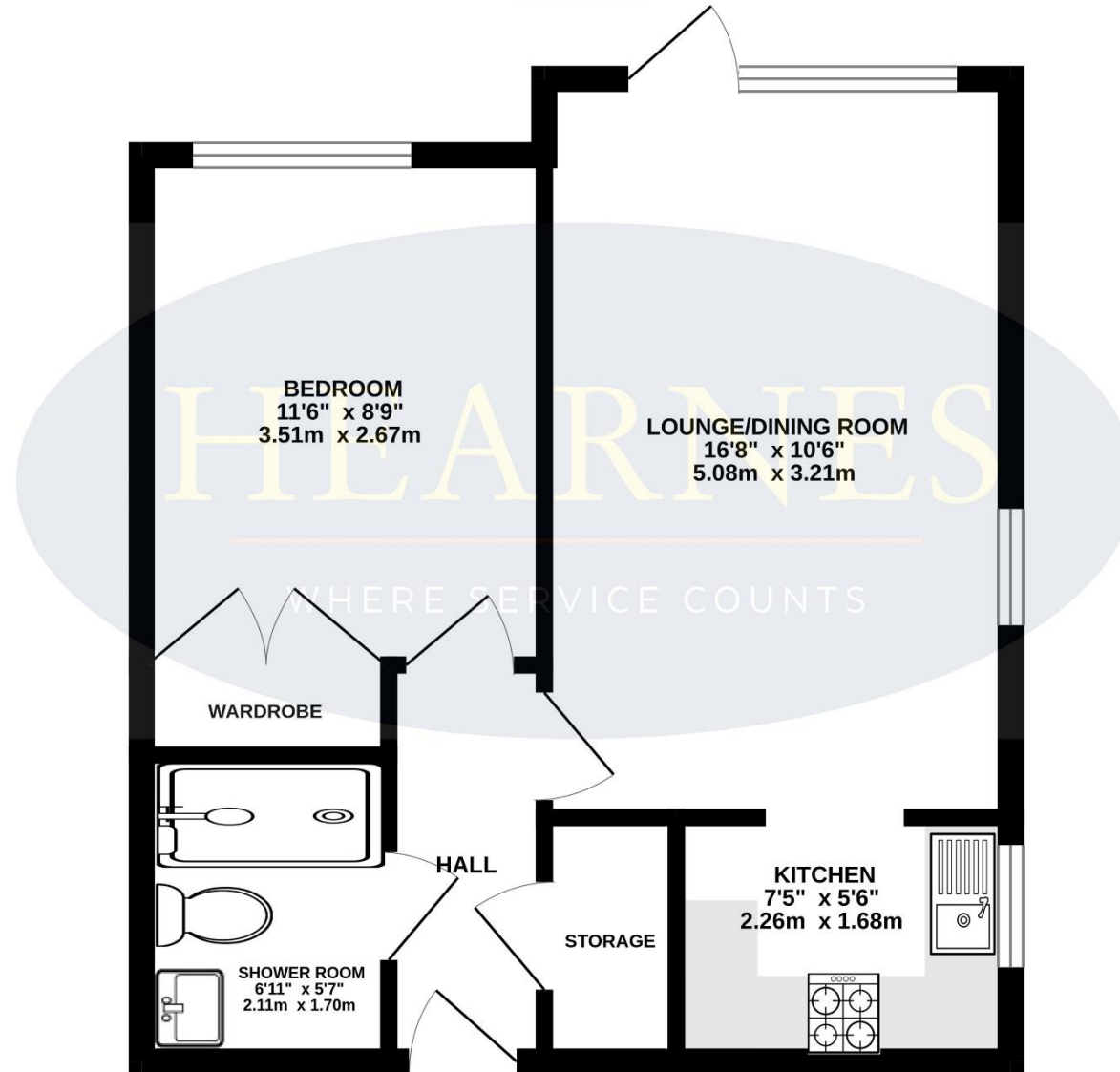
COUNCIL TAX BAND: A EPC RATING: C
Maintenance Charges: Approximately £3,000 Per Annum
Ground Rent: Approximately £350 Per Annum
Leasehold: Approximately 56 years remaining

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.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 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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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

