

**Flat 46 Maidment Court, 47 Parkstone  
Road, Poole, Dorset, BH15 2FS**

**HEARNES**

WHERE SERVICE COUNTS

# Flat 46 Maidment Court, 47 Parkstone Road, Poole, Dorset, BH15 2FS

## Leasehold Price £250,000

An immaculate, spacious one bedroom seventh floor apartment for the over 60's, with a delightful spacious balcony with sea views, that enjoys the afternoon/late evening sun. This delightful apartment has a dual aspect lounge/kitchen/dining room with door out to the balcony, large built-in storage cupboard, walk in large utility cupboard, and wet room. Further offering communal parking, video entry system, 24-hour on-site call assistance, emergency pull cords, electric heating and double glazing. The flat is in 'show home' condition, vacant and sold with no forward chain. Maidment Court is a luxury purpose-built retirement of 87 apartments, set over 7 floors which was completed in 2017 and offers a wealth of facilities and amenities designed to make life easier and enjoyable. This development provides a friendly, affordable alternative to retirement home living and the team can provide care and support on an hourly rate 365 days a year.

- Beautiful seventh floor one double bedroom apartment set within this luxury retirement development built in 2017.
- Sold vacant with no forward chain and in 'show home' condition
- Generous balcony with access from the sitting room and having views over the communal gardens and side views out to the harbour
- Fitted kitchen with integrated appliances to include electric hob, extractor, oven, fridge/freezer, slimline dishwasher
- Recently fitted carpets
- The flat is wheelchair friendly and benefits from a large storage cupboard and a laundry cupboard/room with 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 heating and double glazing and an on site Chaplain
- 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. If further assistance is required then extra care can be purchased. Packages/hours can include personal care package offering washing, dressing, bathing and medication assistance, daily wellbeing check which gives peace of mind to family members, domestic care with an hourly charge, maintenance service and a laundry service.

Surrounded by generous gardens and set in a premier location opposite Poole Park, Maidment Court is close to bus routes and Poole Town Centre. The apartments are linked by an impressive glass walkway that crosses across the beautiful communal gardens which residents are encouraged to tend if they so wish. There is a thriving community of friends and neighbours at Maidment Court who are supported by a dedicated 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 which supplies three meals a day and you can purchase meal packages ranging from £52 a week for 2 meals a day or up to £73 a week for three meals a day.

**Term of Lease:** 125 years from 2017    **Ground Rent:** £389.40 per annum  
**Maintenance charges:** £496.11 per month to cover all communal areas, cleaning, maintenance, external window cleaning, water & sewerage, buildings insurance & estate management  
**Wellbeing Service:** £322.55 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

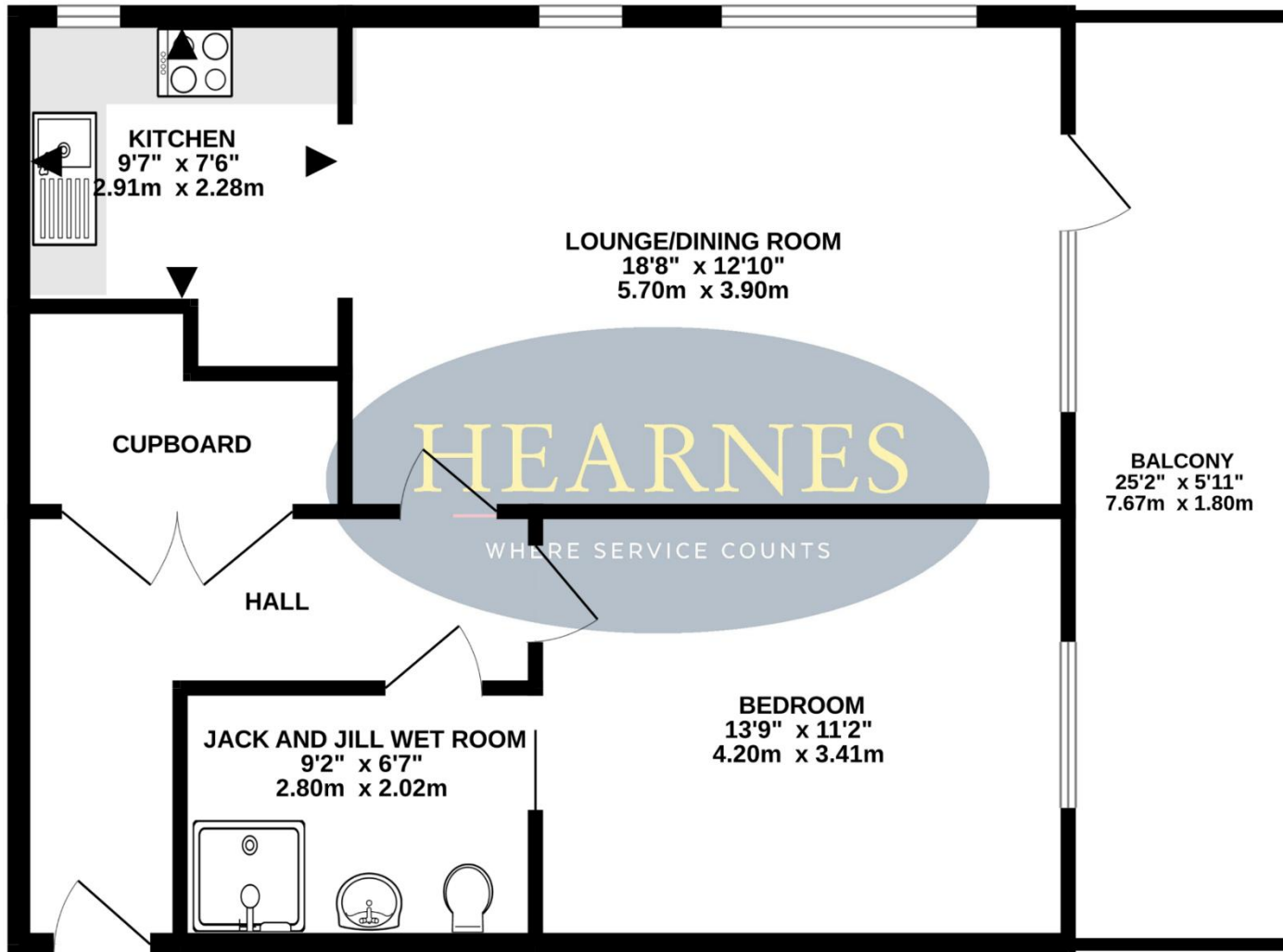
COUNCIL TAX BAND: E

EPC RATING: B



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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