

Homewest House  
35 Poole Road, Bournemouth BH4 9DJ

£85,000 Leasehold



## About the Property

Upon entering the property you are welcomed by an open entrance hall with storage cupboard and access to the principal accommodation. The lounge/dining room offers a sunny aspect and leads into the kitchen; with a range of eye and low level units and space for appliances.

There is a good sized double bedroom which offers another sunny aspect and fitted wardrobes. The shower room completes the accommodation.

Homewest House is a popular retirement complex with ground floor communal lounge with modern kitchenette, an ideal space to get involved and socialise. There is a communal laundry room which is included in the service charge. Outside, to the rear are well kept communal gardens with seating areas and to the front, there are several parking spaces offered on a first come, first serve basis.

**Tenure:** Leasehold

**Underlying lease length:** 89 years remaining (as at 2023)

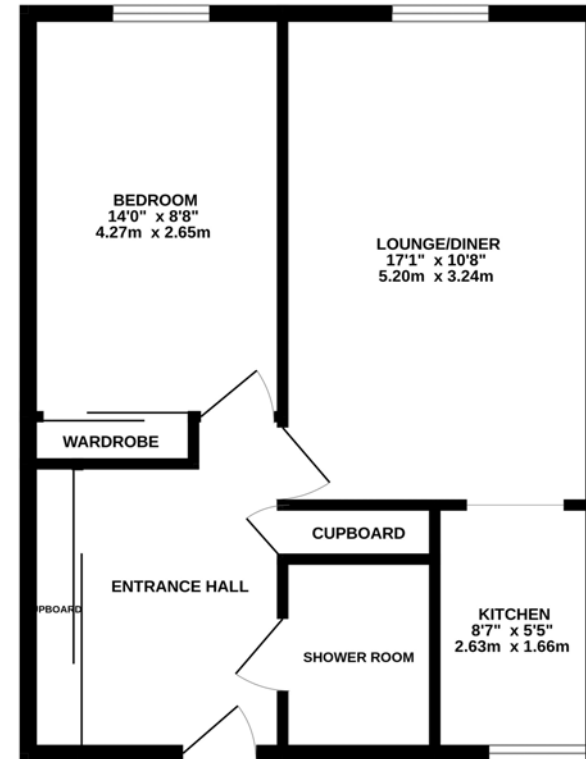
**Service/Ground Rent:** Approximately £1,610.51 per half yearly /  
Approximately £220.02 per year.

A McCarthy & Stone development, built in 1980's, this development is located in a superb position just a short level walk away from Westbourne village. The location offers a good range of cafes, bars and restaurants, alongside exclusive boutiques and the usual high street facilities, including a Marks & Spencer Food Hall. There are superb public transport links running through Westbourne as well as National Express coaches. There are easy links by road and rail to Southampton and London.

## Key Features

- Centrally located within the heart of Westbourne Village
- Lift service
- Retirement complex (over 65's)
- House manager
- No forward chain
- One bedroom first floor apartment
- Communal lounge with kitchenette
- Communal laundry room and guest suite
- Emergency pull cords to each room
- Council tax band B

FIRST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 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.  
Made with Metropix ©2023



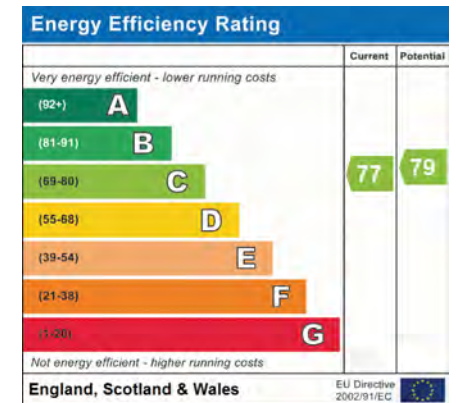


### About Mays

Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne. We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode. We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

### Mays Estate Agents - Sales & Head Office

290 Sandbanks Road  
Lilliput  
Poole, Dorset BH14 8HU  
T: 01202 709888  
E: sales@maysestateagents.com  
[www.maysestateagents.com](http://www.maysestateagents.com)



### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.