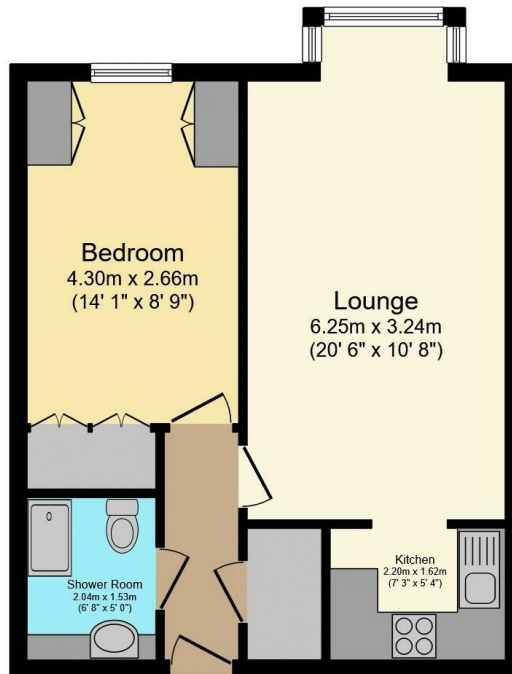




FLAT 30, HOMEWEST HOUSE, 35 POOLE ROAD, WESTBOURNE, DORSET
BH4 9DJ

£100,000

- RETIREMENT - 60 YEARS (55 FOR PARTNERS)
- THIRD FLOOR
- MODERN FITTED KITCHEN
- SHOWER ROOM
- HEART OF WESTBOURNE LOCATION
- 20' LIVING ROOM
- BEDROOM WITH WARDROBES
- WELL PRESENTED



Total floor area 44.7 sq.m. (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Brown and Kay are pleased to market this one bedroom retirement apartment ideally positioned in the heart of Westbourne which offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The apartment is positioned on the third floor and offers well presented accommodation throughout.

AGENTS NOTE - AGE CONDITION

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

ENTRANCE HALL

Airing cupboard housing water tank, immersion heater, electric meters and storage space.

LIVING ROOM

20' 6" x 10' 8" (6.25m x 3.25m) UPVC double glazed square bay window, emergency pull cord.

KITCHEN

7' 3" x 6' 4" (2.21m x 1.93m) Mix of base and eye level units with complimentary work surfaces, space for oven and fridge/freezer, fitted extractor and inset sink.

BEDROOM

14' 1" x 8' 9" (4.29m x 2.67m) Built-in wardrobe with folding doors, emergency pull cord, sunny aspect UPVC double glazed window to the side aspect, two further built-in wardrobes.

SHOWER ROOM

Shower cubicle with fold down seat, low level w.c., vanity unit, electric heater and extractor fan.

COMMUNAL FACILITIES

There are residents facilities to include a coffee lounge and laundry room.

TENURE - LEASEHOLD

Length of Lease - 125 years from 1987
Service Charge - £4,831.54 per annum
Ground Rent - £495.00 per annum

COUNCIL TAX - BAND B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	