



**Maidment Court, Parkstone Road, Poole, Dorset,
BH15 2FS**

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Leasehold Price £250,000

An immaculately presented, spacious one bedroom first floor apartment for the over 60's, comprising an entrance hall with a large built-in storage cupboard, walk in large utility cupboard, a lounge with access onto the spacious balcony (overlooking the communal well maintained gardens), high gloss well equipped kitchen with integrated appliances to include dishwasher, fridge/freezer, single oven and a ceramic hob, a large bedroom with access onto the balcony, and a stunning en-suite wet room that is also accessed via the hallway. This apartment also offers parking, video entry system, 24-hour on-site call assistance, emergency pull cords, electric heating and double glazing.

Maidment Court is a contemporary building with 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. The apartments are linked by an impressive glass walkway that crosses 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 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. At the bistro you can purchase meal packages from £52.50 a week for 2 meals a day, or £73 for 3 meals, or pay-as-you-go.

The well-being 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 program. The wellbeing charge is £55 per week. If 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.) As MHA are associated with the Methodist Church there is a Chaplain on site. MHA is a nonprofit making charity. Residents do not have to have any connection with the Methodist church to buy or rent an apartment.

COUNCIL TAX BAND: E EPC RATING: B
Term of Lease: 125 years from 2017
Maintenance Charges: Approximately £312 Per Month
Ground Rent: Approximately £350 Per Annum



Communal seating area



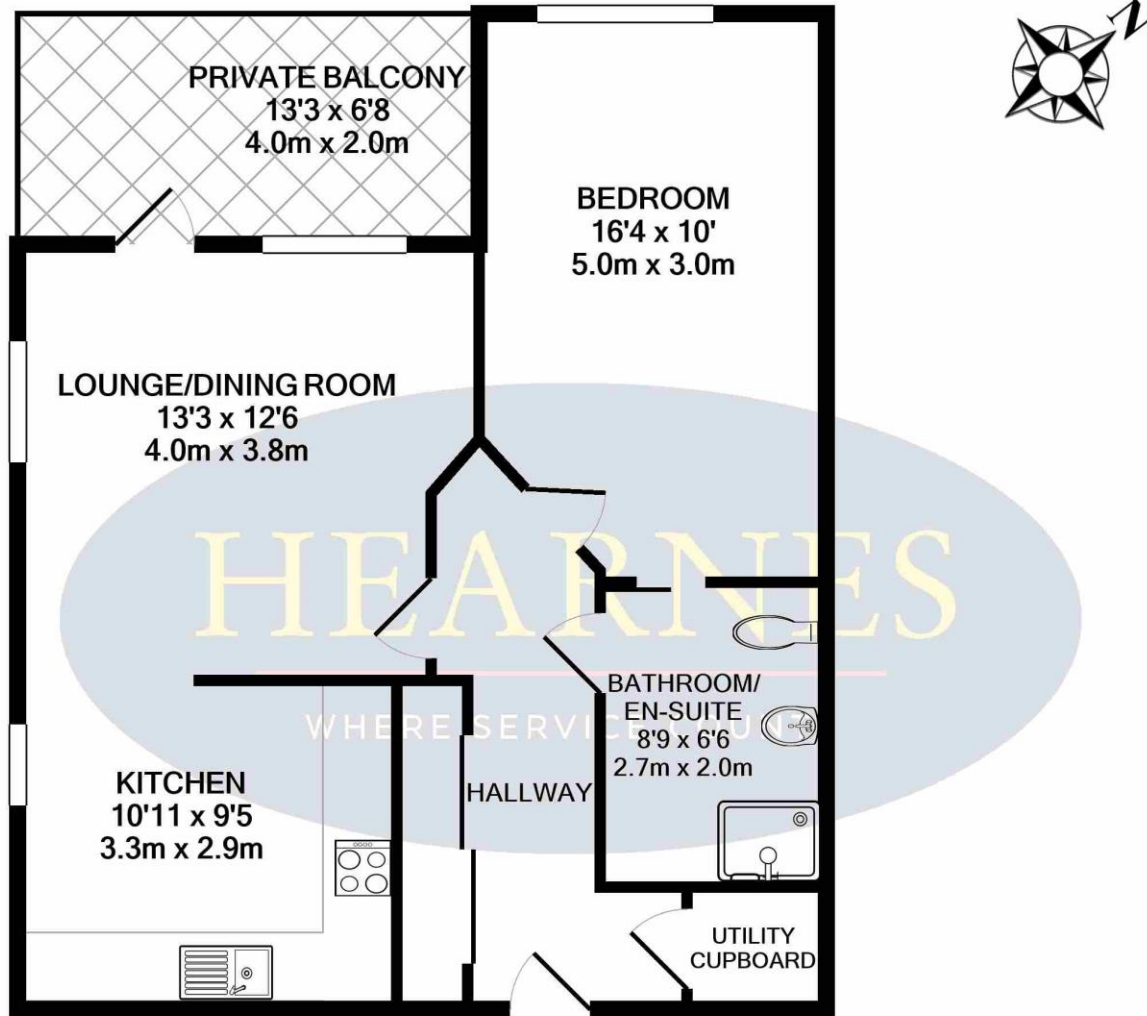
Bistro open throughout the day



View from sun terrace



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

