

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

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LEASEHOLD PRICE £275,000

A superb, one double bedroom, ground floor garden apartment, with its own private patio and sold with no forward chain. Situated on the westerly, corner elevation, the property enjoys a private outlook from its patio and is in a wonderful location, right opposite Poole Park. Maidment Court is a state of the art purpose built retirement development of 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. Built in 2017, for the over 60's, the development offers a wealth of facilities and amenities designed to make life easier and enjoyable. It provides a friendly, affordable alternative to retirement or care home living. A care team are on site, on call, 24 hours a day, 365 days a year. The bistro offers 3 meals a day and is open all day for drinks & snacks. The apartments are linked to the communal areas 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.

- A spacious, one bedroom garden apartment in this highly desirable retirement development
- Private westerly facing patio, with a door from the lounge
- Set on the corner of the block with rear path conveniently leading to main gardens of the development
- Dual aspect sitting room with a pair of windows facing the communal gardens and door to patio
- Contemporary high gloss cream kitchen which comes well equipped with an integrated dishwasher, fridge/freezer, single oven, ceramic hob, pan drawers and a pull out larder.
- The flat is wheelchair friendly and benefits from 2 large storage cupboards and a laundry cupboard with washing machine.
- Additional benefits include a video entry system, 24 hour onsite call assistance, pull cords, gas central heating and double glazing.
- At the bistro you can purchase meal packages from 59.99 a week for 2 meals a day, or 79.99 for 3 meals, or pay-as-you-go.
- 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. 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.

Term of Lease: 125 years from 2017 (no ground rent)

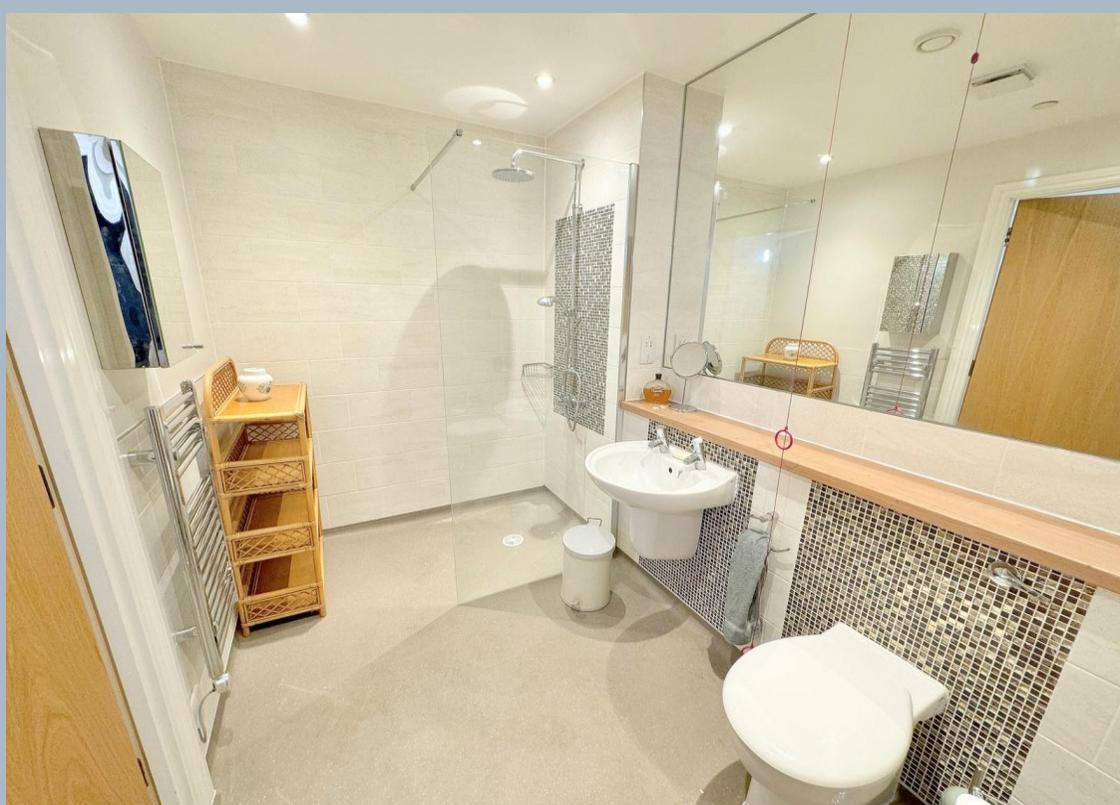
Wellbeing Service: £302.30 per month – This covers the 24 hour staffing support on site, help with any emergency, 'help' buzzers to call staff, an activities and events programme. Further assistance packages are also available

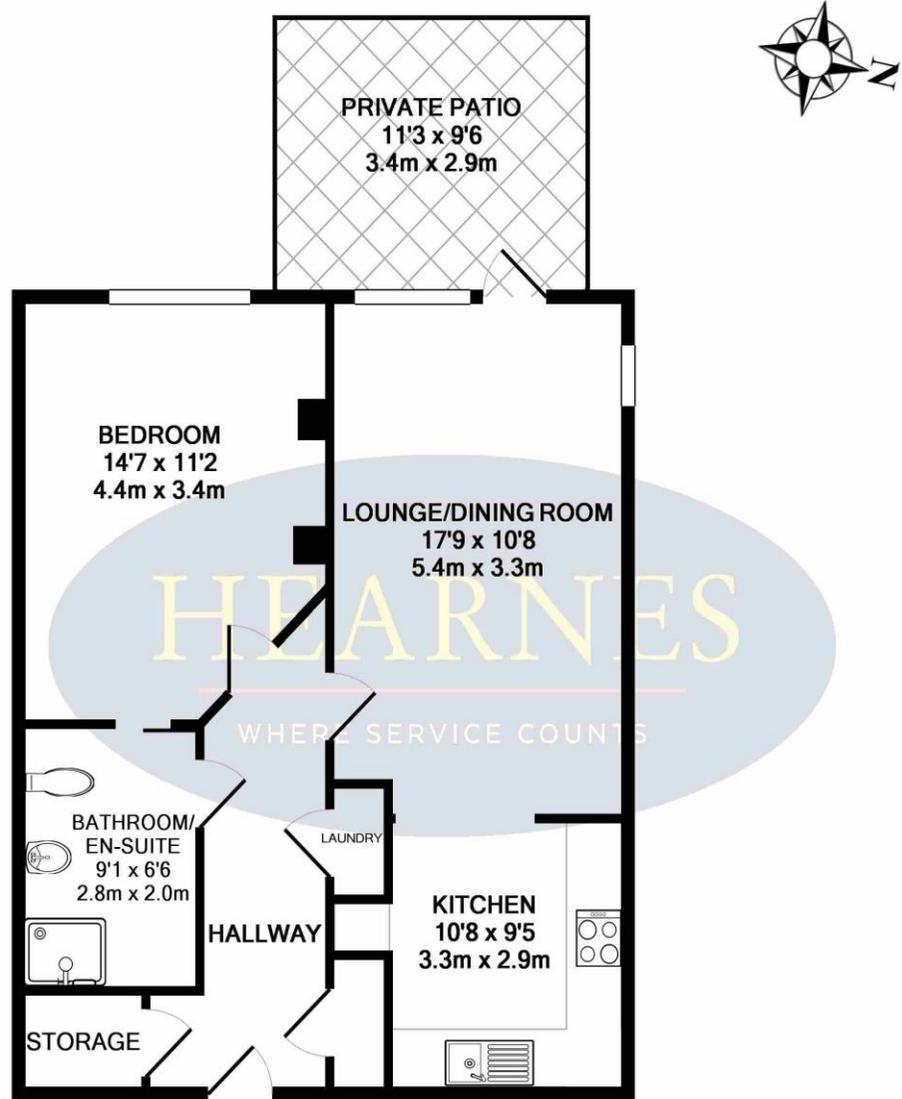
Maintenance Charges: £473.19 per month – This covers communal cleaning & maintenance, external window cleaning, water & sewerage, buildings insurance & estate management. It includes the costs of heating, lighting & water for the communal areas only.

COUNCIL TAX BAND: D

EPC RATE: B







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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Top floor viewing lounge



Communal seating area



Bistro open throughout the day



View from sun terrace



Communal gardens



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