

**42 Maidment Court, 47 Parkstone
Road, Poole, Dorset, BH15 2FA**



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LEASEHOLD PRICE £325,000

A spacious top floor two double bedroom apartment with a dual aspect lounge which opens out onto a generous balcony with garden views over the development. The flat is vacant and sold with no forward chain and will be fitted with new carpets. Maidment Court is a luxury purpose-built retirement development for the over 60's 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.

- Sixth floor 2 double bedroom apartment set within this luxury retirement development built in 2012. Due to the design of the development, the apartment does not have another flat above it
- Sold vacant with no forward chain
- Generous balcony with access from both the sitting room and bedroom and having views over the communal gardens
- Fitted kitchen with integrated appliances to include electric hob, extractor, oven, fridge/freezer, slimline dishwasher
- The flat is wheelchair friendly and benefits from a large storage cupboard and a laundry cupboard/room with Zanussi 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 central heating and double glazing.
- 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.)
- On site Chaplain

Maidment Court is a contemporary building with 87 apartments set over 7 floors surrounded by generous gardens and 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 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:** £575.52 per annum

Maintenance charges: £419.92 per month to cover all communal areas, cleaning, maintenance, external window cleaning, water & sewerage, buildings insurance & estate management

Wellbeing Service: £287.90 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



Bistro open throughout the day



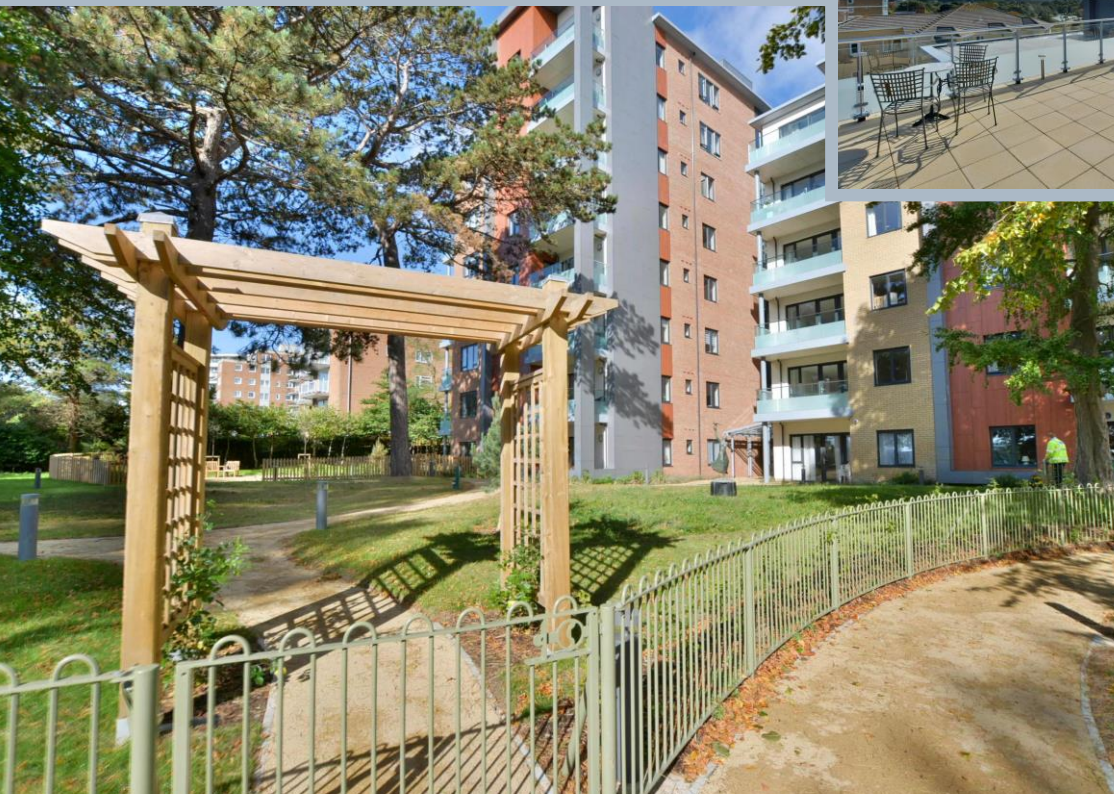
Top floor viewing lounge



Communal sun terrace

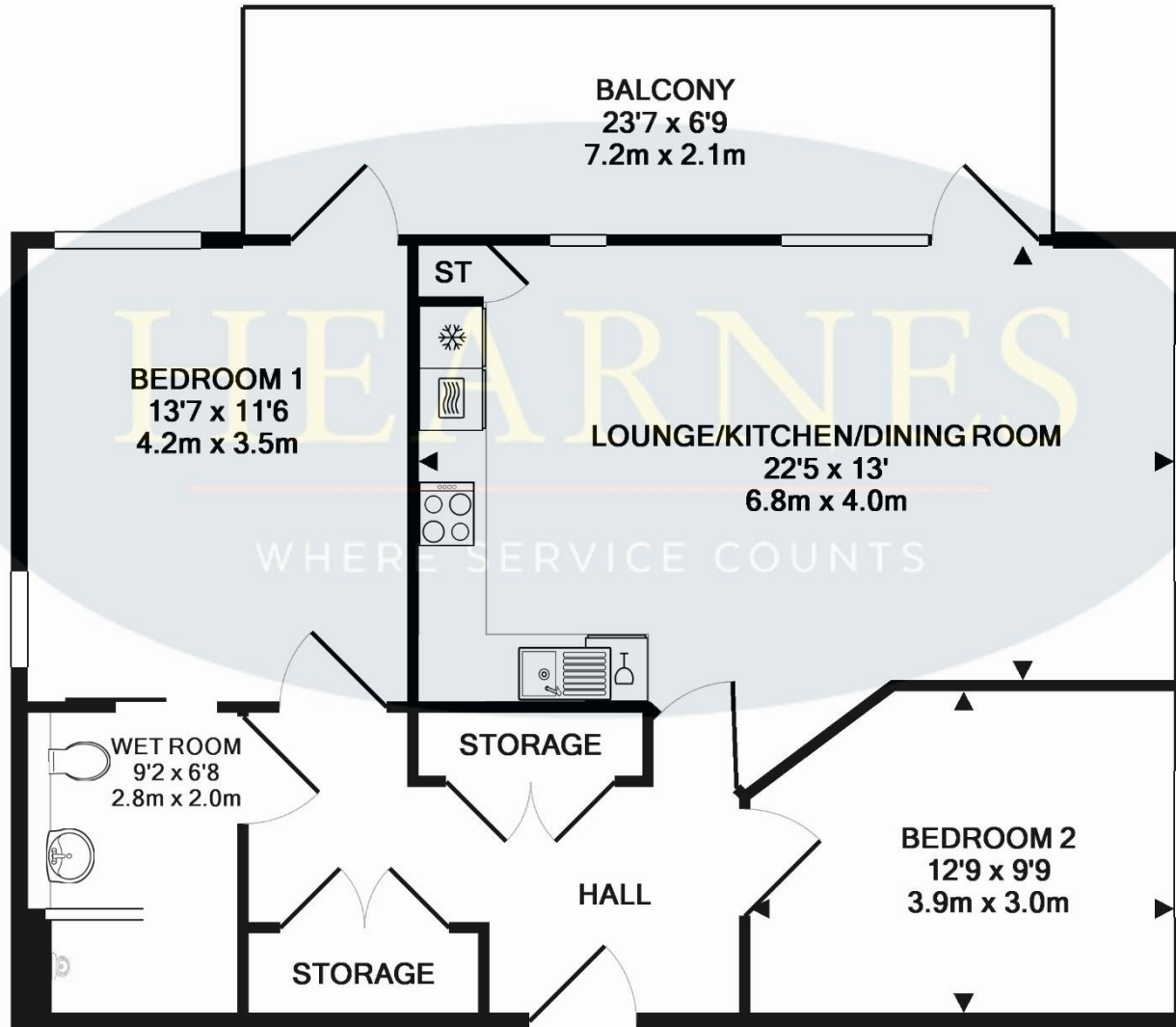


View from sun terrace



TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.4 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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Communal gardens



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