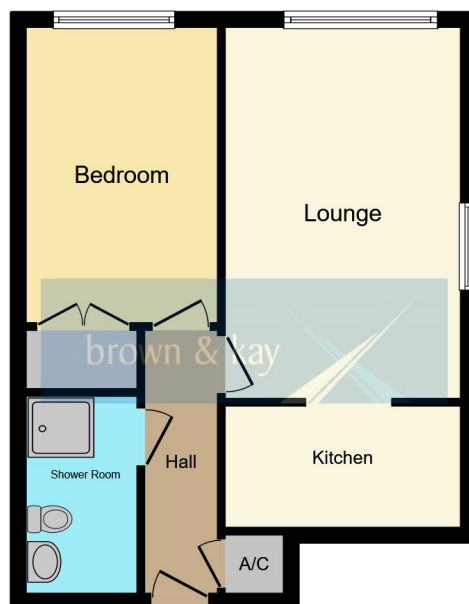




FLAT 33 HOMEDENE HOUSE, SELDOWN ROAD, POOLE, DORSET BH15 1UJ

GUIDE PRICE £115,000

- NO FORWARD CHAIN
- SECOND FLOOR
- NEWLY FITTED SHOWER ROOM
- NEWLY FITTED CARPETS & DECOR
- RETIREMENT APARTMENT
- NEWLY FITTED KITCHEN WITH APPLIANCES
- 16' LOUNGE WITH PLEASANT ASPECT
- WALKING DISTANCE TO POOLE



Floor Plan

Floor area 43.7 sq.m. (471 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Offered for sale with NO FORWARD CHAIN is this RECENTLY REFURBISHED RETIREMENT APARTMENT having had a NEW KITCHEN and NEW SHOWER ROOM fitted. The property occupies a SUPER LOCATION being within WALKING DISTANCE of Poole town centre, Poole Park and Poole Quay.

COMMUNAL ENTRANCE HALL

Secure entry with stairs or lift to the second floor apartment.

ENTRANCE HALL

Walk in storage cupboard housing fuse box and shelving space, tank.

LOUNGE

16' 7" x 10' 7" (5.05m x 3.23m) Double glazed windows to the side and rear giving a pleasant dual aspect towards the park, wall mounted heater.

KITCHEN

7' 4" x 5' 6" (2.24m x 1.68m) Newly fitted kitchen to include inset sink, drawers and cupboards, work surface with electric hob and matching oven, fridge/freezer.

BEDROOM

11' 9" x 8' 8" (3.58m x 2.64m) Double glazed window with pleasant outlook, double opening wardrobe.

SHOWER ROOM

6' 8" x 5' 8" (2.03m x 1.73m) Newly fitted suite comprising Low level w.c., wash hand basin inset in to vanity unit, corner shower cubicle with wall mounted shower.

TENURE - LEASHOLD

Length of Lease -
Maintenance - £2,198.00 per annum
Ground Rent - £884.00 per annum

COUNCIL TAX - BAND A

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 81 | 83 |
| | | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.