



**Homedene House, 2 Seldown Road, Poole,  
Dorset, BH15 1UJ**

# Homedene House, 2 Seldown Road, Poole, Dorset, BH15 1UJ

## Leasehold Price £100,000

A ground floor one bedroom retirement flat in an excellently located development for the over 55's opposite Poole Park. This bright flat is conveniently positioned within Homedene, opposite the laundry room and having a southerly aspect. The flat benefits from a sitting room with door out to the communal gardens where you can watch the world go by and enjoying a sunny aspect. There is a modern kitchen, modern shower room and a double bedroom with fitted wardrobes, also a further storage cupboard. Homedene House benefits from a communal lounge, guest suite, as well as communal well tended gardens and communal gardens.

- Ground floor one bedroom flat in a superb town centre location
- Southerly aspect lounge with door out to the communal gardens
- Delightful outlook over generous communal lawned area, and moments away from Poole Park.
- Modern white kitchen with work tops over and fitted with integrated electric hob, oven, extractor and fridge
- Bedroom with fitted wardrobes and views over the garden
- Modern shower room
- Large storage cupboard with shelving
- Present owner has found their forward purchase
- Development for the over 55's with a house manager there Monday to Friday 9-4
- Communal lounge, guest suite and laundry room
- Communal parking and entryphone system
- Pet friendly development
- Secure area for mobility scooters with electric supply
- Electric heating and double glazing
- Excellent location opposite Poole Park

This property is ideally located to enjoy the amenities that Poole has to offer with the Town Centre just half a mile away. The Lighthouse Theatre is just around the corner and is very popular with the residents. If you require transport, the circular bus route stops opposite the flat. The public swimming pool and Poole Hospital are within 500m. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and linked by a waterside footpath.

Maintenance £2,370.14 per annum. Ground Rent: £884.68 per annum  
Lease: 99 years from 1<sup>st</sup> September 1980 – 56 years remaining.

COUNCIL TAX BAND: A

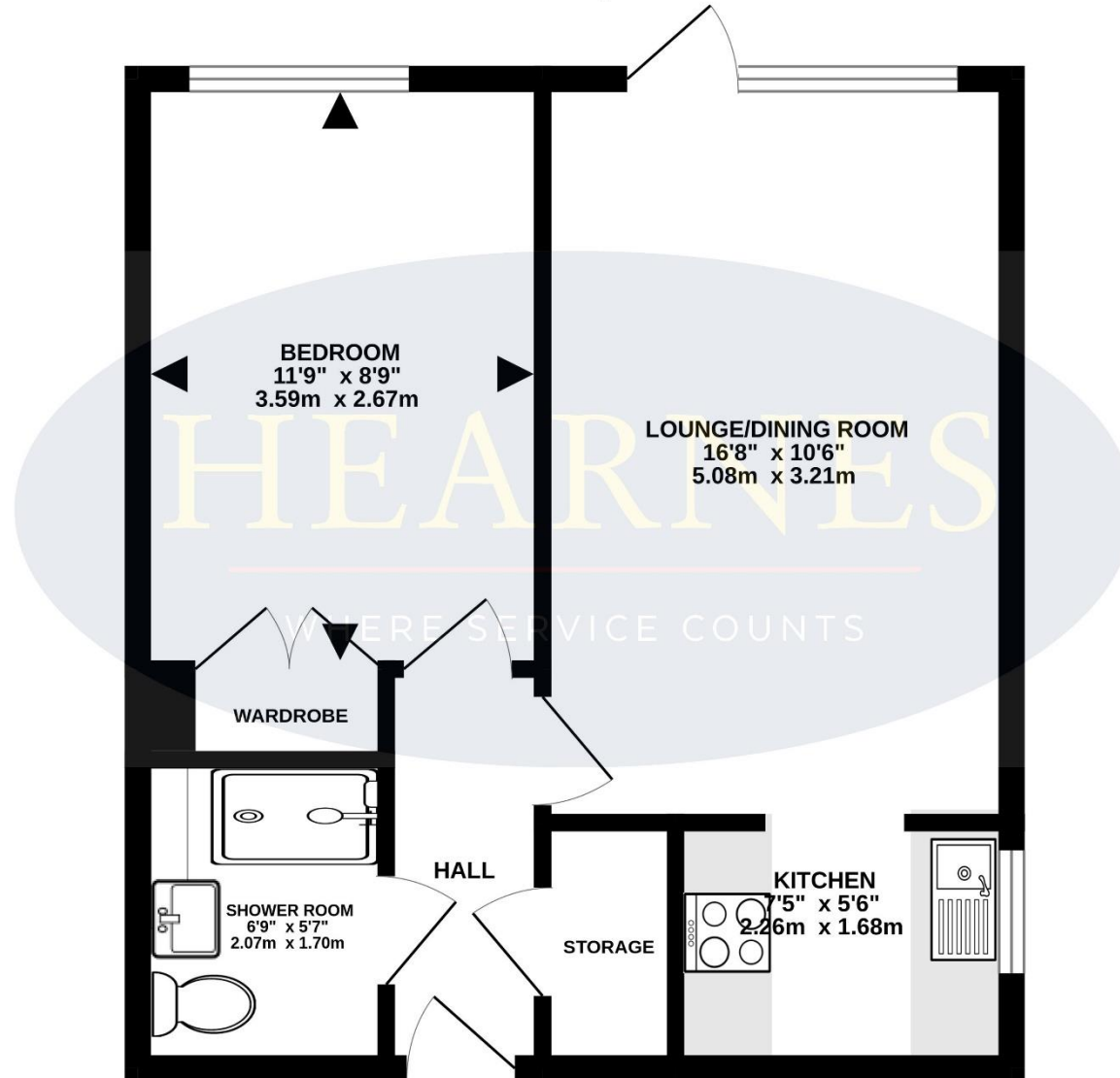
EPC RATING: C

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 FLOOR AREA : 433 sq.ft. (40.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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](mailto:poole@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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