



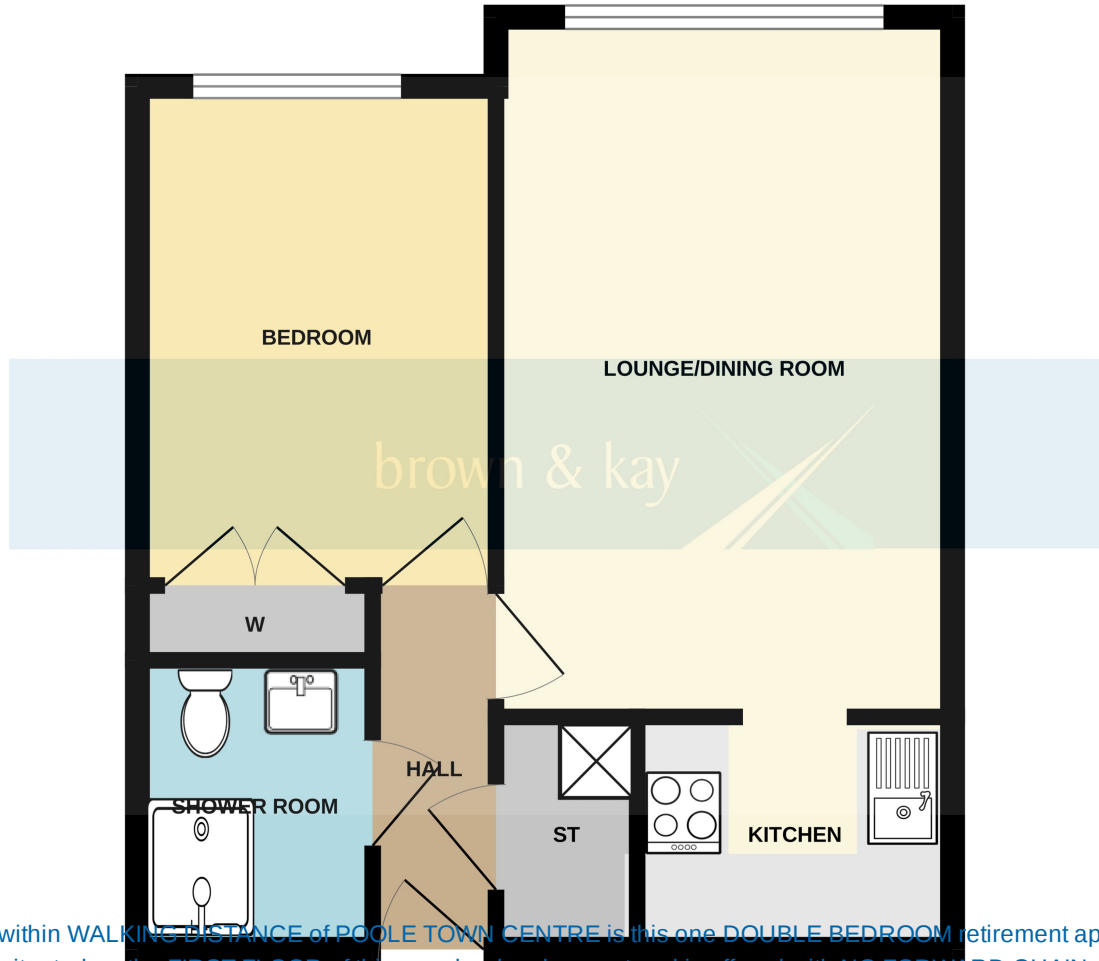
## FLAT 17 HOMEVIEW HOUSE, SELDOWN ROAD, POOLE, DORSET BH15 1TT

£75,000

- RETIREMENT APARTMENT
- FIRST FLOOR
- CLOSE TO POOLE TOWN
- NO FORWARD CHAIN
- ONE DOUBLE BEDROOM
- VIEWS OVER GARDENS

TOTAL FLOOR AREA : 413 sq.ft. (38.4 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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Ideally located within WALKING DISTANCE of POOLE TOWN CENTRE is this one DOUBLE BEDROOM retirement apartment. The property is situated on the FIRST FLOOR of this popular development and is offered with NO FORWARD CHAIN.

#### ENTRANCE HALL

With storage cupboard.

#### LOUNGE/DINER

16' 7" x 10' 9" (5.05m x 3.28m) Archway through to the kitchen.

#### KITCHEN

7' 4" x 5' 5" (2.24m x 1.65m) Fitted with a range of units.

#### BEDROOM

11' 9" x 8' 5" (3.58m x 2.57m) Double opening wardrobe.

#### SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c.

#### RESIDENTS FACILITIES

Communal laundry room and large communal area which hosts coffee mornings, bingo and much more. There is also a guest room which can be hired on request and an on site warden.

#### TENURE - LEASEHOLD

Length of Lease - Circa 50 years remaining  
Maintenance & Ground Rent - Approximately £3,915.96 per annum

#### COUNCIL TAX - BAND A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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