

HEARNES

WHERE SERVICE COUNTS

Leasehold Price: £110,000



Homeview House

Seldown Lane, Poole, Dorset, BH15 1TT

A spacious 1 bedroom first floor apartment with communal garden views and plenty of storage. This superb town centre apartment is for 55s and over and is located opposite Poole Park, just a few hundred yards from Poole Town Centre. Benefits include gas central heating, security entryphone system, passenger lift and double glazing.

Term of Lease: approx. 59 years remaining

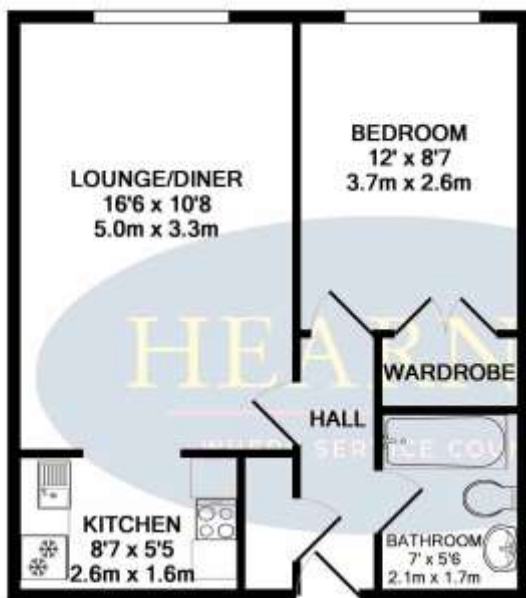
Maintenance Charges: £900 every 6 months (including water rates)

Ground Rent: £214 per 6 months

COUNCIL TAX BAND: A EPC RATING: C

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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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For illustrative purposes only - not to scale.

- 1 bedroom first floor apartment
- This apartment was refurbished in 2016 with a new kitchen, new bathroom and double glazing
- Kitchen includes a range of units with ceramic hob electric oven, hood and space for a fridge/freezer
- Communal car park
- Communal laundry room, lounge and kitchenette. Various activities including Bingo, Keep fit, coffee mornings etc
- Guest room available for £20 per night
- 24 hour careline
- Very friendly and helpful house manager onsite from 8.30am – 4.30pm, 5 days a week

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.



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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.