

**12 Homeview House, Seldown Road,
Poole, BH15 1TT**



Property Overview

Guide Price: £125,000

A well-presented ground floor flat with direct access from the lounge/diner onto communal gardens. Ideally situated in the heart of Poole, convenient for Poole Town Centre (0.2 miles), Poole Park (0.1 miles), Ashley Cross (1.4 miles), Poole Quay (1.4 miles), Sandbanks Beaches (3.1 miles), and Bournemouth Town Centre (5.1 miles).

Homeview House is an over 55's retirement development which features a development manager, alarm/call/door system, residents' lounge, guest suite, and laundry room.

The accommodation offers lounge/diner with doors onto attractive communal gardens, hallway with storage, kitchen, bathroom room and bedroom with wardrobe.

The property faces Southwest, but also has the benefit of being located on a corner with additional side windows in the kitchen and lounge/diner.

The flat also features gas fired central heating, double glazing, communal gardens, residents parking, and approx. 96-year lease.



Accommodation

Entrance Via:

Communal front door with security entry phone to communal hallway, front door to:

Hallway: 8' 10" x 2' 11" (2.69m x 0.89m)

Security Entry Phone/Alarm system panel (see agents notes). Large cupboard providing shelving and storage (also housing electric consumer unit and meter), smoke alarm, doors to accommodation.

Lounge/Diner: 16' 5" x 10' 6" (5.00m x 3.20m)

Windows to side and front aspects, digital central heating thermostat/control panel, alarm pull chord, boxing housing gas fired combination boiler serving the central heating and hot water system, TV point, radiator, two wall light points, door giving direct access to communal garden, arch to:

Kitchen:

Window to side aspect, range of eye and base level units, work surfaces, 1 1/2 bowl sink drainer with mix tap over, part tiled walls, electric oven with four ring hob and hood over, low-level fridge/freezer.

Bathroom: 6' 10" x 5' 6" (2.08m x 1.68m)

Extractor fan, alarm pull chord, part tiled walls, radiator with towel rail over, pedestal wash handbasin with cabinet over, WC, panelled bath with mixer shower attachment over.

Bedroom: 11' 7" to front of wardrobe x 8' 8" (3.53m x 2.64m)

Window to side aspects overlooking communal garden, alarm pull chord, radiator, wardrobe (providing shelving, storage and hanging space) with additional overhead storage cupboard.

Externally:

There is a car park at the front of the block providing residents' parking. A communal garden extends around three elevations of the block and is mainly laid to lawn with established shrubs and planting. This flat has direct access onto the communal gardens from the lounge/diner.

Communal Facilities:

Laundry, residents' lounge (with W.C. and Kitchenette), refuse area, and guest suite (for residents' friends and family, available for a nominal rent).

Development Manager:

The managing agent employs a development manager who has an office within the development. She deals with the general management of the block and is also there to provide support for the residents with regards to the building, infrastructure, and security/safety etc.

24 Hour Security/Safety System:

This provides a direct connection from each flat to the development manager, backed up by a 24 Care line system. There is alarm pull chords in each room and a central control panel in each flat. The control panel also serves as a security entry phone system for the communal front doors.

Lease Length:

139 years from 1st September 1979 (approximately 96 years remaining).

Service Charge:

£3,573.39 per annum or £68.72 per week.

This cost covers the following aspects.

Communal Services (communal AND personal water & sewerage, insurance, health & safety, communal electricity, communal gas, window cleaning, communal area cleaning, grounds maintenance).

Manager / Emergency Call (development managers salary, relief & deputy, telephone, monitoring service, monitoring telephone, sundry expenditure).

Repairs & Maintenance (lift, fire systems maintenance, door & emergency systems, general maintenance, planned maintenance, insurance excess, laundry).

Reserve Funds (re-decoration contribution, contingency contribution).

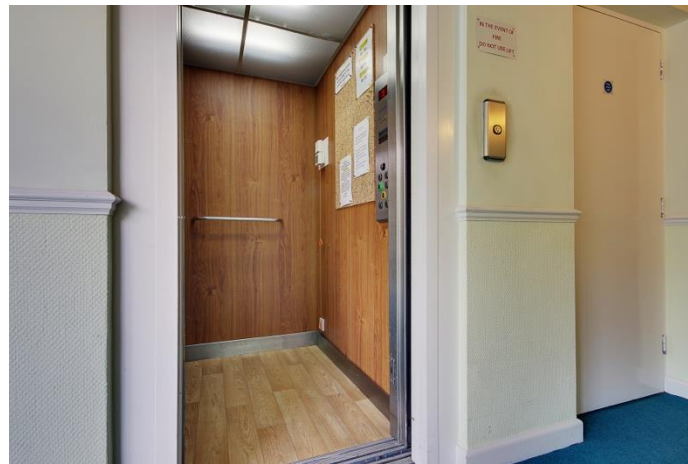
Professional Services (management fees, audit fees).

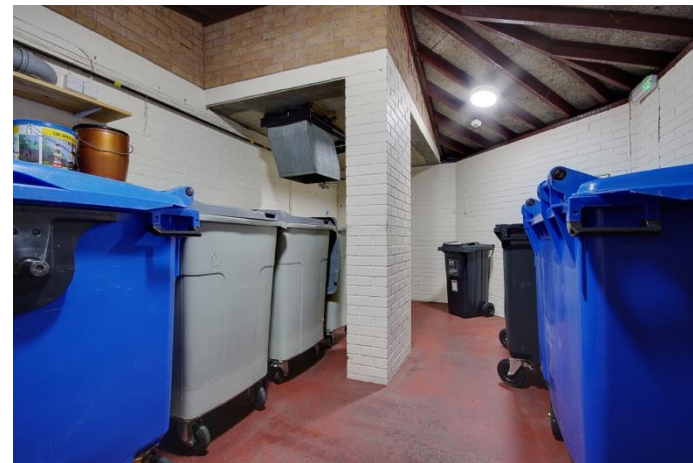
Ground Rent:

£782.54 per year.

Photography







Floor Plan



EPC

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
FLAT 12 HOMEVIEW HOUSE SELDOWN ROAD POOLE BH15 1TT	Energy rating C	Valid until: 16 June 2031 Certificate number: 9639-5126-0000-0616-7292

Property type	Ground-floor flat
Total floor area	39 square metres

Rules on letting this property

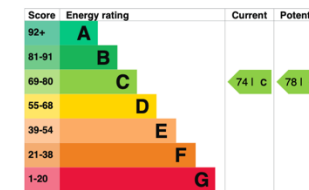
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

See [how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9639-5126-0000-0616-7292?print=true>

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