

73 Homelake House

40 Station Road, Poole, Dorset, BH14 8UG



A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR , OVERLOOKING THE PARK

Homelake House was constructed by McCarthy & Stone (Developments) Ltd and comprises 92 properties arranged over 5 floors each served by lifts. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property. In accordance with the Estate Agency Act 1979 we would like to declare at this point that the Vendor is an employee of the FirstPort Group of Companies of which Retirement Homesearch Ltd is a part of.

Residents' lounge
CCTV system
24 hour emergency Appello call system
Two Guest Suites
Two Visiting Development Managers

Communal Laundry facilities and lifts to all floors
Minimum Age 60
Communal gardens
LEASEHOLD: 99 years from 1985



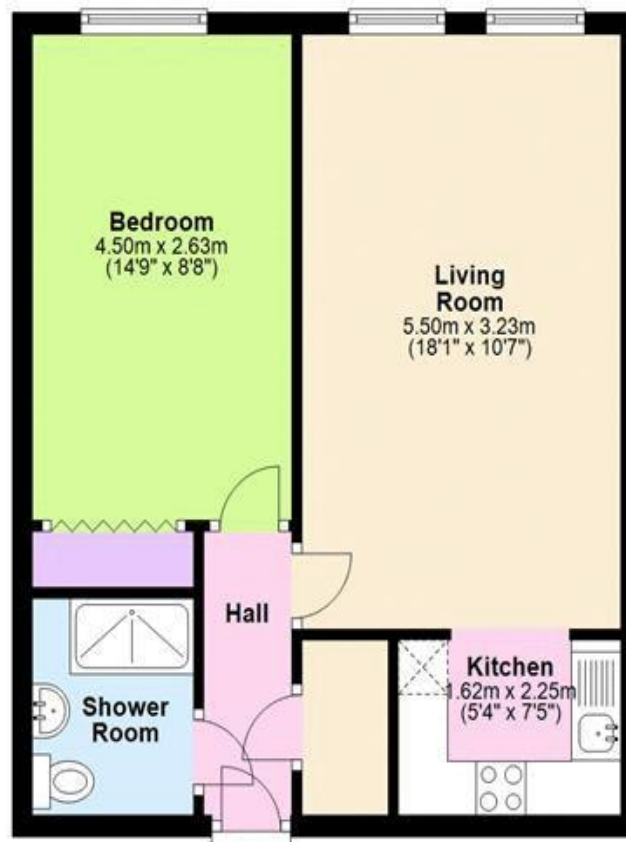
PRICE: £105,000

For more details or to make an appointment to view, please contact

Alana Snow

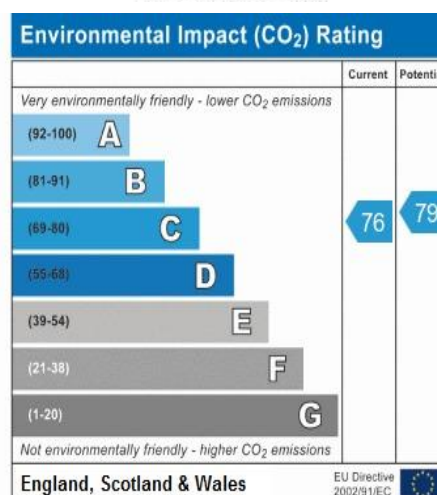
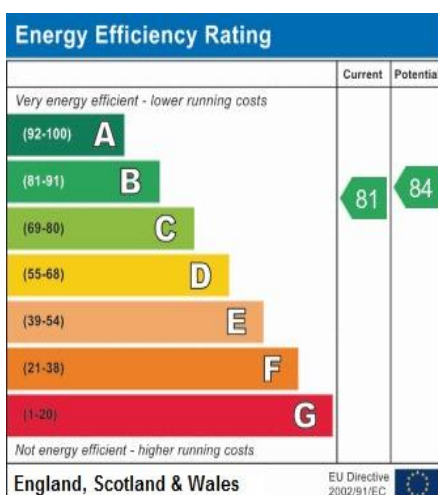
Floor Plan

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 43.0 sq. metres (462.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.



For Financial Year Ending:

31/08/20

Annual Ground Rent:

£511.26

Ground Rent Period Review:

Next uplift 2029

Annual Service Charge:

£2,545.92

Contingency Fund Balance:

£104,344.38 Sept 2019

Event Fees:

1% Transfer

0% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.