

46 Homeway House

Pine Tree Glen, Bournemouth, Dorset, BH4 9ES



A ONE BEDROOM RETIREMENT APARTMENT, WITH EXTENDED LEASE, LOCATED ON THE SECOND FLOOR WITH DOOR TO BALCONY OVERLOOKING THE GARDENS

Homeway was constructed by McCarthy & Stone (Developments) Ltd and comprises 69 properties arranged over 6 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response 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.

Residents' lounge
Communal Laundry
24 hour emergency Careline system
House Manager Office Hours Monday to Friday
Guest Suite

House Manager
Lift to all floors
Lease Length: 159 years from 1982
To Include: Carpets, curtains and light fittings



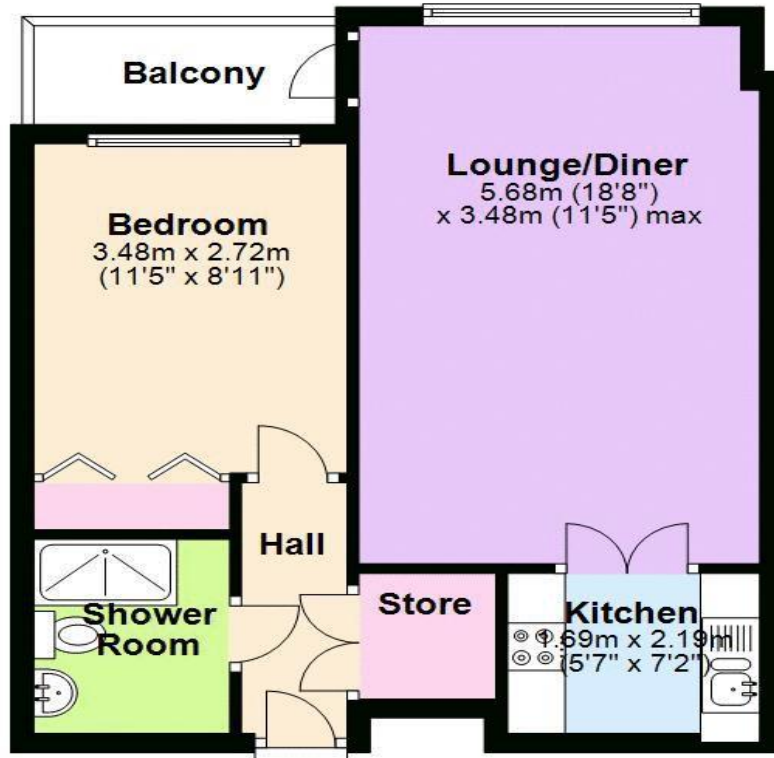
PRICE: £120,000

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

Rachel Hazell

Floor Plan

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

For Financial Year Ending:

31/08/2021

Annual Ground Rent:

£334.24

Ground Rent Period Review:

Next Uplift 2024

Annual Service Charge:

£2022.66

Contingency Fund Balance:

£N/A

Event Fees:

1% Transfer
0% Contingency

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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.