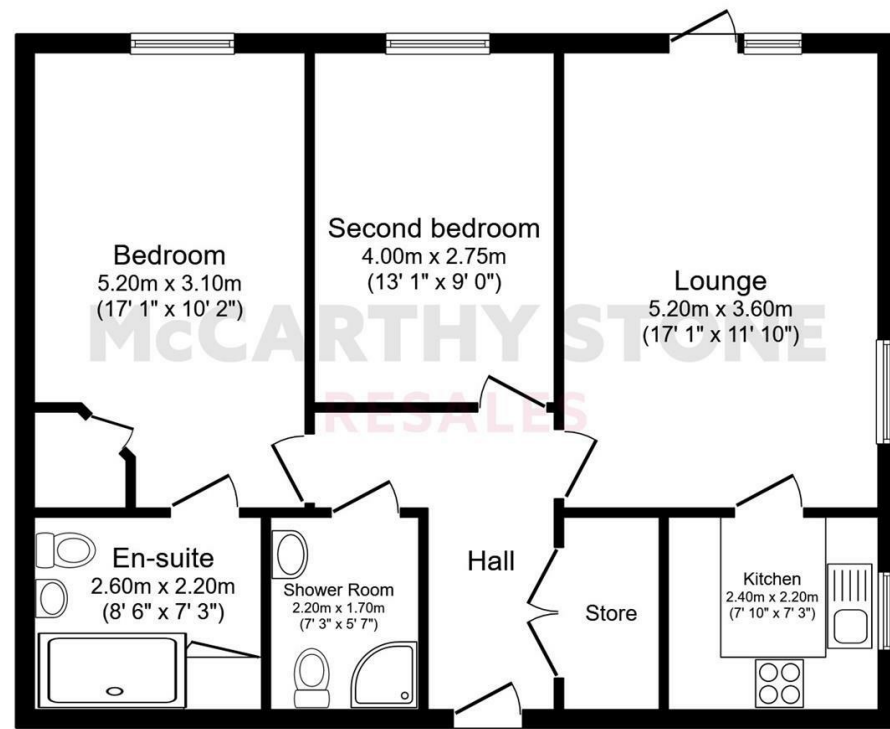


# McCARTHY STONE RESALES

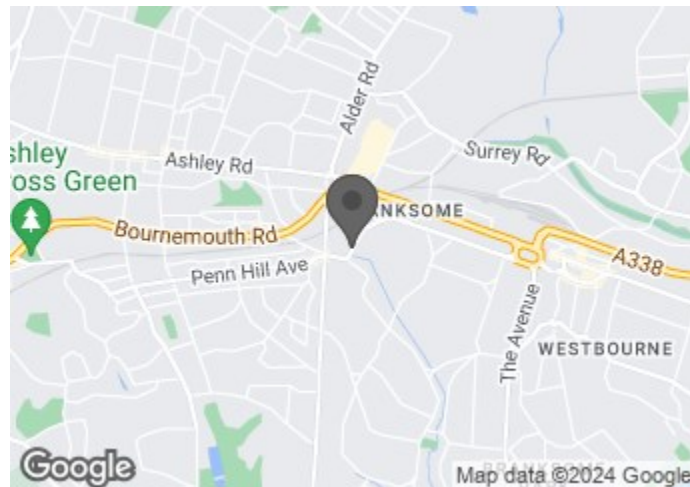
## 5 GREENHAVEN LINDSAY ROAD, POOLE, BH13 6FF



Total floor area 72.4 sq.m. (779 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Printed Contact Details...  
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### COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		80	80
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



A bright and spacious TWO bedroom GROUND FLOOR retirement apartment. Lovely aspect overlooking the communal grounds and trees beyond.

### OFFERS OVER £360,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# McCARTHY STONE RESALES

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# GREENHAVEN, LINDSAY ROAD, POOLE, DORSET BH13 6FF

## GREENHAVEN

Exclusively designed for the over 60s, this stunning development of 37 Retirement apartments located in Lindsay Road, Penn Hill. There is added support that comes from having a dedicated house manager. Offering everything you need to enjoy an active and independent retirement including a Communal lounge and beautiful landscaped Gardens. There is a 24 hour call system and you can book the guest suite for family or friends to stay.

Greenhaven is conveniently situated between the coastal towns of Poole and Bournemouth, charming woodlands border the rear of Greenhaven and the development is in the Branksome Park Conservation Area.

Every spacious apartment features stylish fixtures and modern features like Sky TV access points in the living room and main bedroom. There is a fully fitted kitchen with oven, hob and hood and double glazing as standard for warmth and energy efficiency.

## ENTRANCE HALL

A spacious hallway with meter cupboard and large utility cupboard oak veneered doors giving the interior quality feel. Illuminated light switches in the bathroom, bedroom and hallway. Camera entry system for additional peace of mind.

## LIVING ROOM PATIO DOORS TO PATIO AREA

Spacious living room with double glazed french door that opens onto a spacious patio area with plenty of space to sit and watch the birds inhabiting the Woodland Glade when its sunny.

## KITCHEN

A modern kitchen with high gloss finish and a black composite sink. electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer.

## BEDROOM ONE

A spacious double bedroom with a walk in wardrobe that has plenty of hanging space and shelf space. The full height double glazed window allows views of the planted borders underplanted with spring bulbs. Separate door leading in to the En-suite Wetroom.

## EN-SUITE WET ROOM

Walk-in purpose built wet room with walk-in shower and glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor. Full height linen cupboard with slatted shelves provides additional storage.

## BEDROOM TWO/DINING ROOM

A spacious second room that is currently being used as a dining room.

# 2 BED | £360,000

## SHOWER ROOM

Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## SERVICE CHARGE

- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or house manager.

Service charge: £4,811.24 per annum (per financial year ending 28/02/2025)

## LEASEHOLD INFORMATION

Lease Length: 999 years from the 1st January 2020

Ground rent: £495 per annum

Ground rent review date: January 2035

## ADDITIONAL INFORMATION & SERVICES

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

