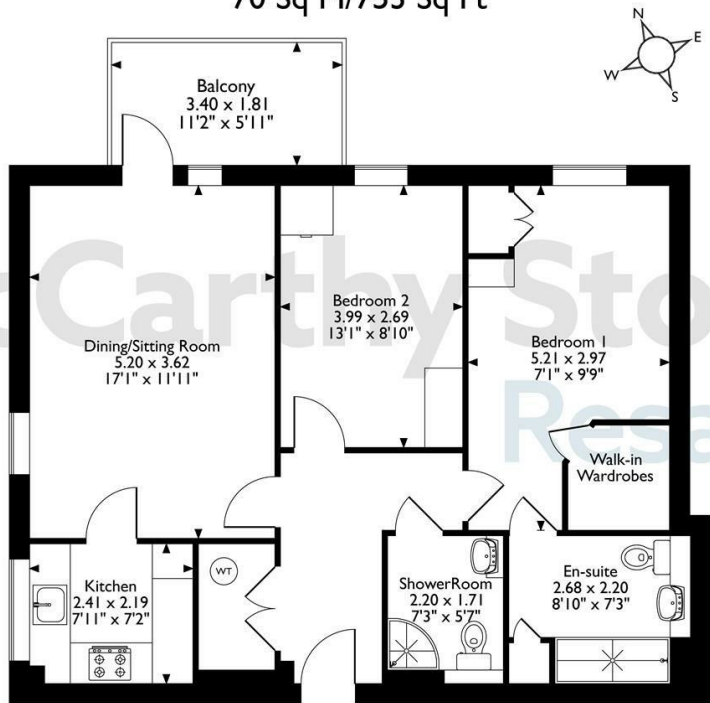


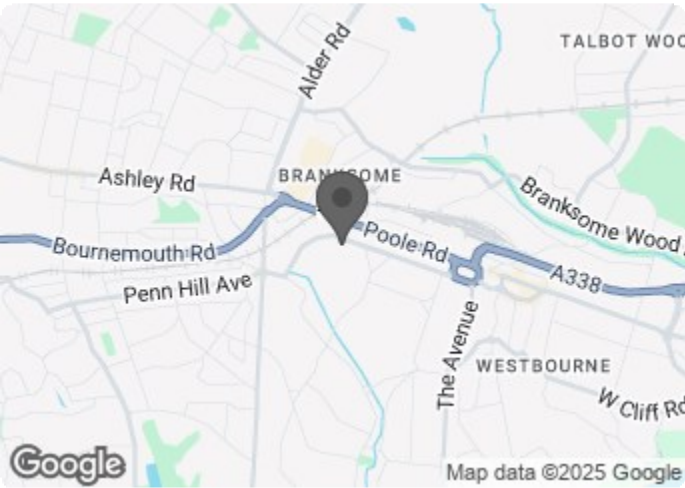
Greenhaven, Flat 12, 1-5, Lindsay Road, Poole  
Approximate Gross Internal Area  
70 Sq M/753 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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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>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 12 Greenhaven

Lindsay Road, Poole, BH13 6FF



**Asking price £375,000 Leasehold**

A beautifully presented TWO BEDROOM Retirement Living apartment benefitting from a BALCONY OVERLOOKING THE LANDSCAPED COMMUNAL GARDENS AND WOODLAND, a DUAL ASPECT generously sized living area and the benefit of an ALLOCATED PARKING SPACE.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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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.

### Utility Cupboard

Utility cupboard housing Bosch washing machine/tumble dryer. Pureflow water softener plumbed in to give soft water to all taps and showers.

### Living / Dining Area With Doors To Balcony

Spacious dual aspect living room with double glazed French door that opens onto a spacious balcony area

overlooking the communal gardens and woodland 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. Full height double glazed window with half privacy glass looking out over the communal gardens , Separate door leading in to the En-suite Wet room.

### En-Suite Wet Room

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

Further double bedroom, full height double glazed window with partial privacy glazing, Built in storage area

### 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

## 2 bed | £375,000

- 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: £4,692.88 per annum (for financial year ending 28/02/2026).

### Leasehold Information

Lease: 999 years from the 1st January 2020  
Ground rent: £495 per annum  
Ground rent review: 1st January 2035

### Parking

This apartment benefits from an allocated parking space.

### Additional Services and Information

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

