

## 45 Homeway House

Pine Tree Glen, Bournemouth, Dorset, BH4 9ES



**PRICE: £150,000**

**Lease: 99 years from 1982**

### Property Description:

#### **A CORNER POSITION TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY**

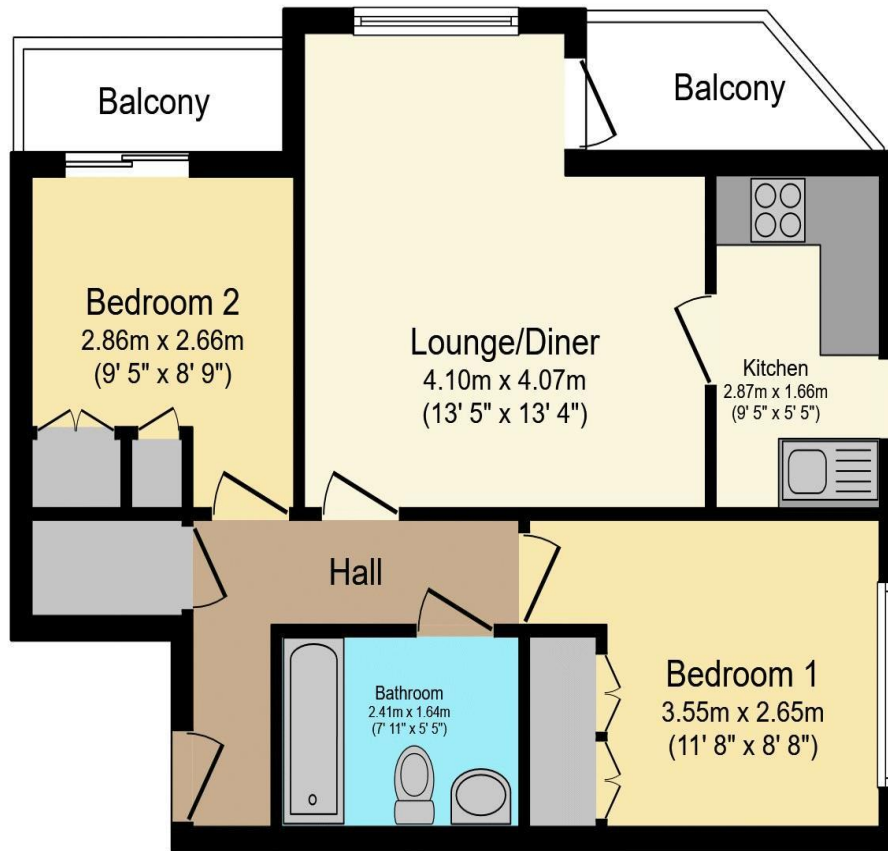
Homeway was constructed by McCarthy & Stone (Developments) Ltd and comprises 69 properties arranged over 6 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 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 Appello system
- House Manager Office Hours Monday to Friday
- Minimum age 60
- Guest Suite
- House Manager
- Lift to all floors
- Lease 99 years from 1982



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



Total floor area 48.5 m<sup>2</sup> (522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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	

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**For Financial Year Ending:**

**31/8/2025**

**Annual Ground Rent:**

**£334.24**

**Ground Rent Period Review:**

**2024**

**Annual Service Charge:**

**£3,813.42**

**Council Tax Band:**

**B**

**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.