

## **34 Homecorfe House**

**Wentworth Drive, Broadstone, Dorset, BH18 8EG**



**PRICE: £165,000**

**Lease: 125 years from 1987**

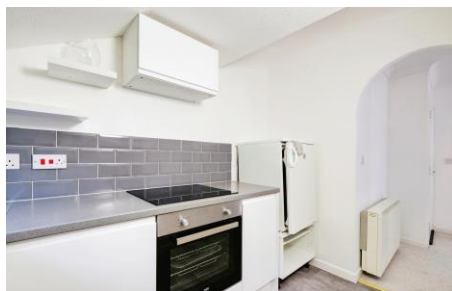
### **Property Description:**

A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT Homecorfe House was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 2 floors each served by lift. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. 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. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

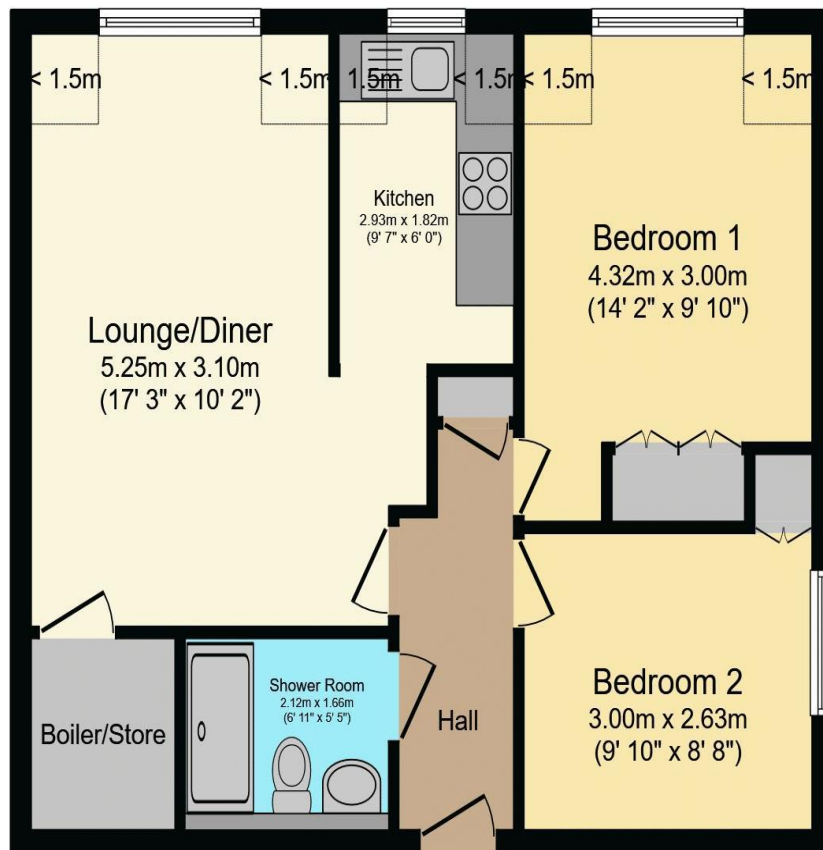
Residents' lounge  
Communal Laundry  
Lift to all floors  
Development Manager  
Minimum Age 60

Guest Suite

lease 125 years from 1987




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



Total floor area 54.2 sq.m. (583 sq.ft.) approx  
Restricted height areas 3.1 sq.m. (33 sq.ft.)

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>		
(69-80) <b>C</b>	73	76
(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		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£546.90**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£5,467.18**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**0.00 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.