

47 Homeoaks House

30 Wimborne Road, Bournemouth, Dorset, BH2 6QA



GUIDE PRICE: £110,000

Lease: 139 Years from 1982

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE THIRD FLOOR

Homeoaks House was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one bedroom 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
24 hour emergency Appello call system
Development Manager
Lift to all floors

Guest Room
Minimum Age 60
Lease: 139 years from 1982
Service Charge £4669.14 Ground Rent
£965.15

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

01425 632203 rachel.hazell@retirementhomesearch.co.uk

ACCOMMODATION

Front door to

ENTRANCE HALL

Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder, electric meter and storage space.

LIVING ROOM

Wall light fittings, programmable heater, power points, TV aerial point, security door entry system, emergency pull cord. Telephone point. An archways leads to the

REFITTED KITCHEN

Kitchen with a range of floor and wall cupboard, Induction hob, cooker hood, integrated fridge/freezer and space for combi oven. Stainless steel sink unit. Ceiling light point. Power points.

BEDROOM

Two built in wardrobes. Cupboards and storage units. Programmable heater, ceiling light point, power points, emergency intercom.

BATHROOM

Fully tiled and fitted with suite comprising refitted walk in shower cubicle with seat, wash basin set in vanity unit with built in cupboard, WC and mirror over. Heated towel rail.

RETIREMENT HOMESearch

Annual Service Charge:

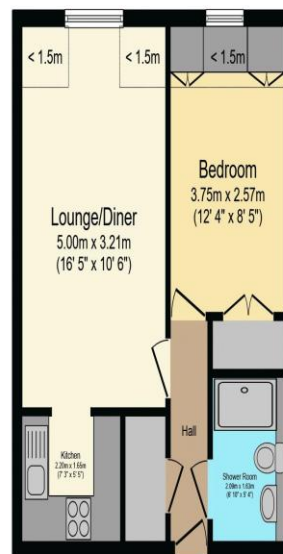
£4669.14

Annual Ground Rent:

£965.15

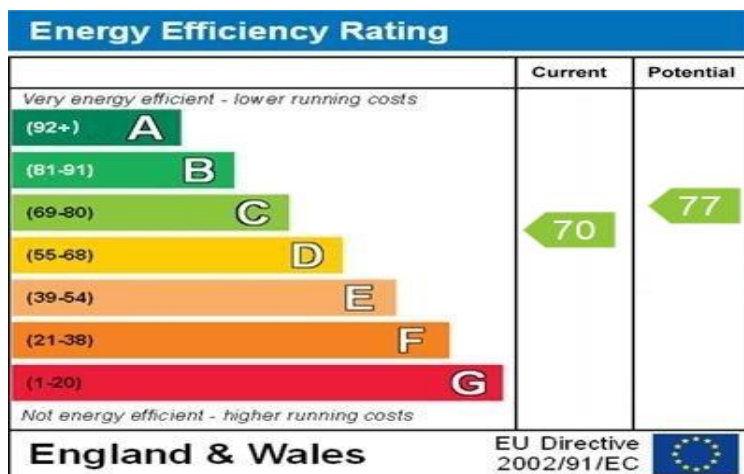
For Financial Year Ending:

31/08/25



Total floor area 36.0 m² (387 sq.ft.) approx
Restricted height areas 3.7 m² (40 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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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.