

**34 Homeview House**

**Seldown Road, Poole, Dorset, BH15 1TT**



**PRICE: £110,000**

**Lease: 149 years from 1979**

**Property Description:**

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT BENEFITING FROM LEASE EXTENSION Homeview House is conveniently located for bus services, main-line train services and Poole town shopping centre. The development was constructed by McCarthy & Stone (Developments) Ltd and comprises 56 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, with the exception of one three bedroom property. It is a condition of purchase that residents be over the age of 55 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  
Town Centre Position  
Minimum Age 55

Guest Suite  
Visiting Development Manager  
Lift to all floors  
Lease 149 years from 1979

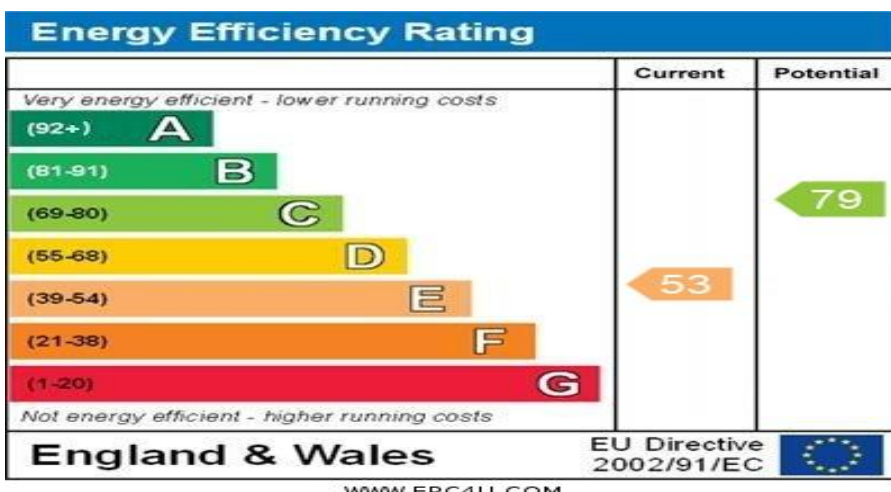


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 38.7 sq.m. (417 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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For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£782.55

Ground Rent Period Review:

2042

Annual Service Charge:

£2568.18

Council Tax Band:

A

Event Fees:

0.00 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.