

## 5 Oakhurst

14 The Avenue, Poole, Dorset, BH13 6HP



**PRICE: £150,000**

**Lease: 125 years from 2005**

### Property Description:

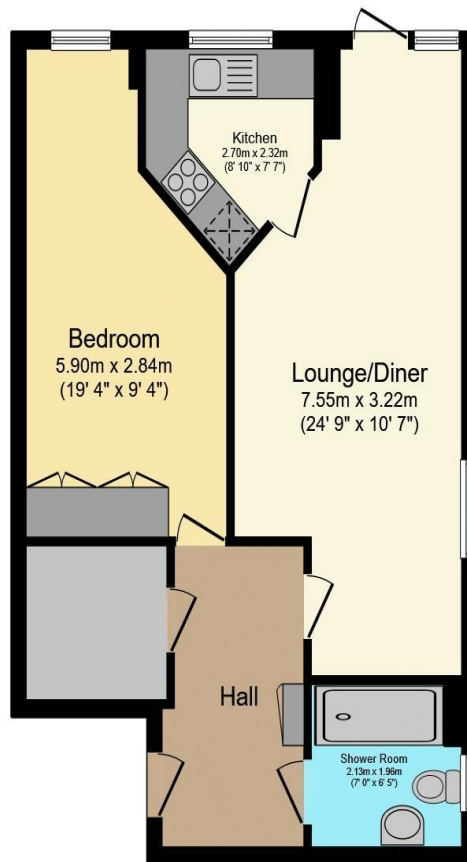
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR ACCESS  
Oakhurst was constructed by McCarthy & Stone (Developments) Ltd and comprises 53 properties arranged over two towers. There are 5 floors in Tower A which is linked to 4 floors in Tower B by way of a ground floor corridor. Each floor is served by a lift. The resident 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 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 and Guest Suite  
24 hour Emergency Appello call system  
Development Manager  
Camera entry system (linked to TV) CCTV  
for further security around the car park

Communal gardens  
Lift to all floors  
Minimum Age 60  
Lease 125 years from 2005

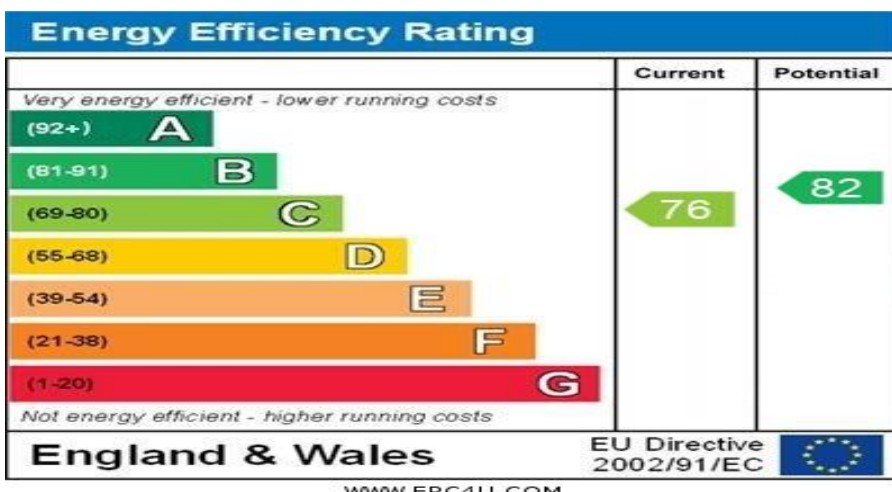


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 55.8 sq.m. (600 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:**

**28/2/26**

**Annual Ground Rent:**

**£395.00**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£2,662.86**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% 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.