

44 Homewaye House

Pine Tree Glen, Bournemouth, Dorset, BH4 9ES



PRICE: £110,000

Lease: 139 years from 1982

Property Description:

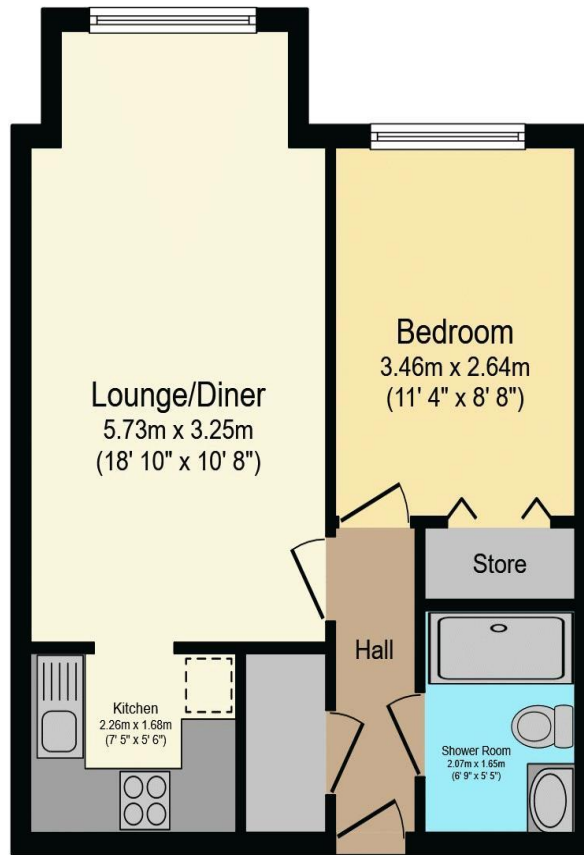
A SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH EXTENDED LEASE Homewaye Homewaye House is located close to Westbourne which has numerous shops, cafes and restaurants. It is on a Bus route which takes you to Bournemouth. The nearest beach is Alum Chine beach. The development was constructed by McCarthy & 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 139 years from 1982



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



Total floor area 41.2 sq.m. (443 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£334.24

Ground Rent Period Review:

2024

Annual Service Charge:

£2,542.28

Council Tax Band:

A

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.