

## 21 Barton Lodge

1a Uppleby Road, Poole, Dorset, BH12 3DB



**PRICE: Guide Price £55,000**

**Lease: 99 years from 1989**

### Property Description:

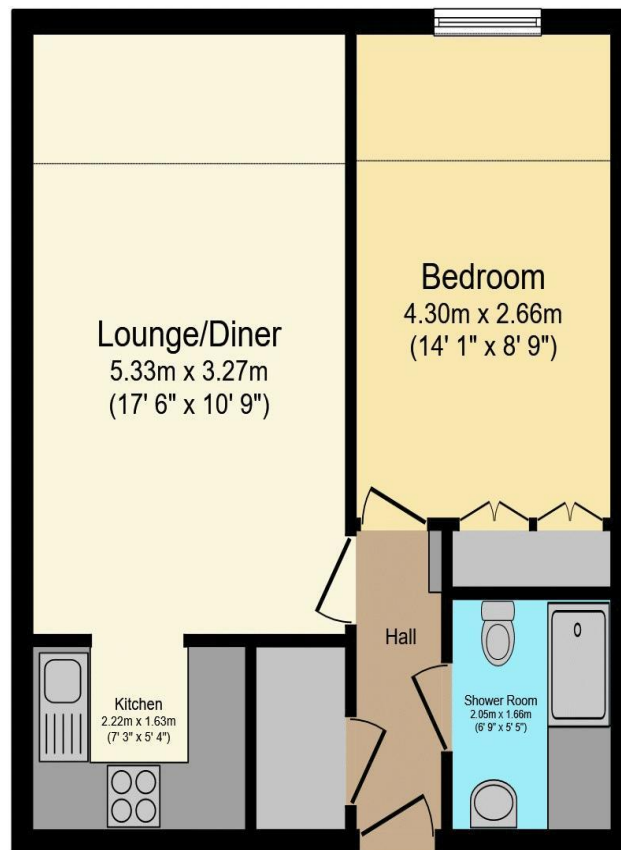
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR Barton Lodge comprises 25 properties arranged over 3 floors each served by lift. The development is conveniently positioned for the local shops and amenities. The part time Development Manager can be contacted from various points within each 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 65 years. Residents parking on a first come first service basis. Bus stop outside the development with regular buses running to Bournemouth and Poole. Close to local amenities. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Price to include; Carpets, Curtains & Light Fittings  
Communal Laundry  
Guest Bedroom  
Lift to all floors  
Minimum Age 65

24 hour emergency Appello call system  
Part-time Resident Development Manager (9am to 1pm)  
Residents' lounge  
Lease 99 years from 1989

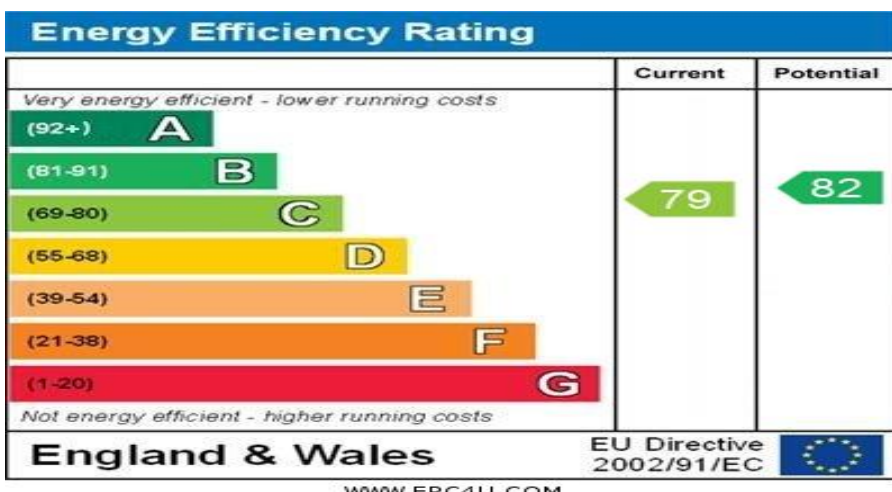


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 42.5 sq.m. (458 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:**

**31/12/25**

**Annual Ground Rent:**

**£191.92**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£3,758.20**

**Council Tax Band:**

**B**

**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.