

12 Homeforde House

Grigg Lane, Brockenhurst, Hampshire, SO42 7QX



PRICE: £90,000

Lease: 99 years from 1980

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR Homeforde House was constructed by McCarthy & Stone (Developments) Ltd and comprises 50 properties arranged over 2 floors. Homeforde House is conveniently situated in Brockenhurst with local amenities within reach of the Development. The resident Development Manager can be contacted from various points within each property in the case of an emergency. This property is conveniently situated close to the Town Centre & main line Railway Station. Each property comprises an entrance hall, lounge, kitchen, bedroom and bathroom. 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 facilities
Communal Satellite Dish (additional fees apply)
24 hour emergency Appello call system
Minimum Age 55

Guest Suite
Development Manager
Lift to all floors
Lease 99 years from 1980

**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell**

ACCOMMODATION

Front door to:

ENTRANCE HALL

Emergency intercom and door entry system. Storage heater. Ceiling light fitting. Power point. Storage cupboard housing electric meters. Airing cupboard with inset shelving and housing the hot water tank.

LIVING ROOM

Storage heater. Power points. TV aerial point. Emergency pull cord. Ceiling light fitting. Telephone point. Archway leads to:

KITCHEN

Tiled and fitted with wall and floor units. Stainless steel sink unit. Work tops. Freestanding electric cooker and hob. Space for fridge/freezer. Power points. Ceiling light. Wall mounted electric heater.

BEDROOM

Built in wardrobe with hanging rail and shelf above. Electric storage heater, power points, telephone point, emergency pull cord, ceiling light fitting.

BATHROOM

Tiled and fitted with suite comprising walk in shower. Emergency push button. Vanity unit. WC with low level flush. Extractor fan. Wall mounted electric heater. Ceiling light fitting. Electric heated towel rail.

RETIREMENT HOMESearch

Annual Service Charge:

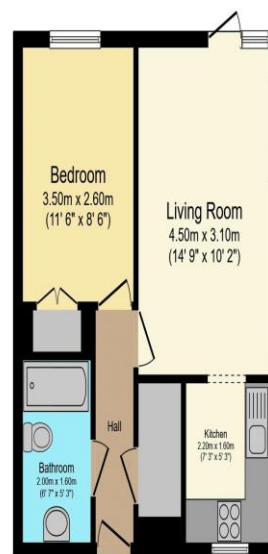
£3,070.24

Annual Ground Rent:

£884.68

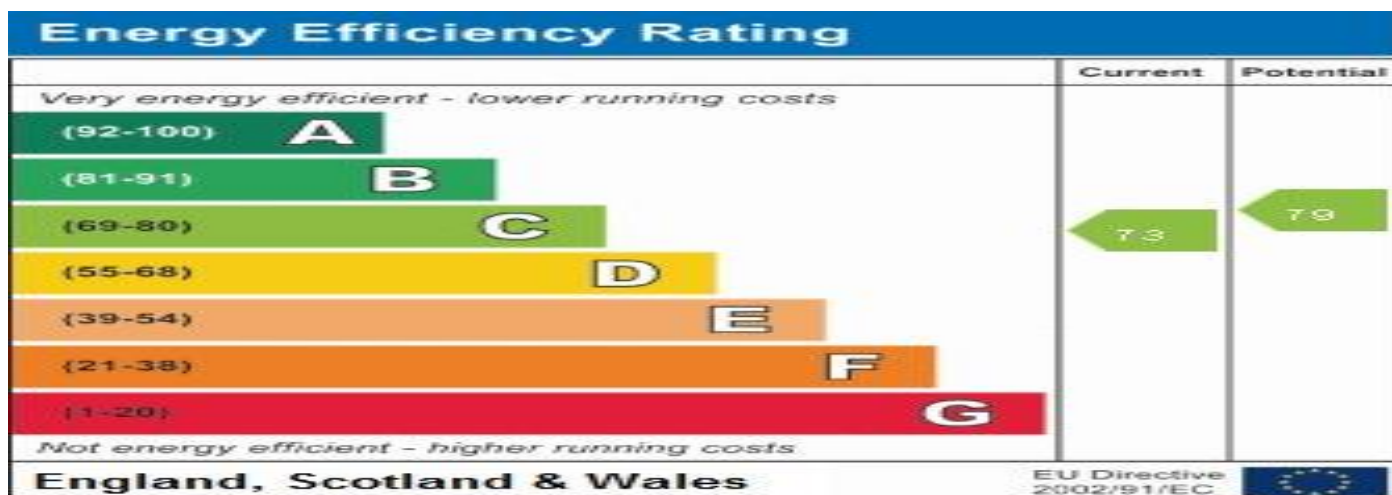
For Financial Year Ending:

31/08/2025



Total floor area 39.4 m² (425 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).
Powered by www.focalagent.com



Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.