

6 Homemill House Phase I

Station Road, New Milton, Hampshire, BH25 6HX



PRICE: £89,950

Lease: 159 years from 1981

Property Description:

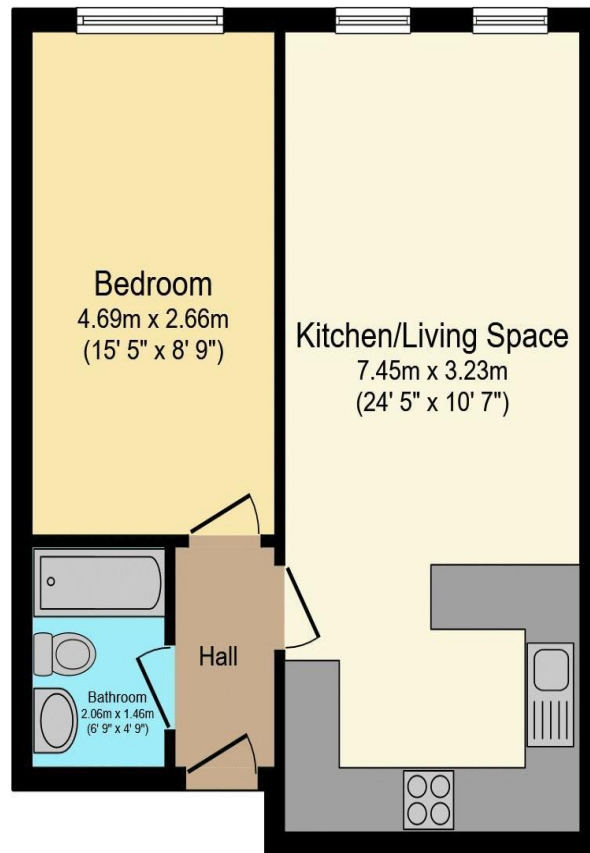
A RECENTLY REFURBISHED AND MODERNISED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT BENEFITTING FROM A LEASE EXTENSION

Homemill House Phase I was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 3 floors each served by 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 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
- 24 hour emergency Appello call system
- Communal Satellite Dish (additional fees apply)
- Guest Suite and Patio Roof Garden
- Lift to all floors
- Minimum Age 55
- Lease 159 years from 1981
- Development Manager

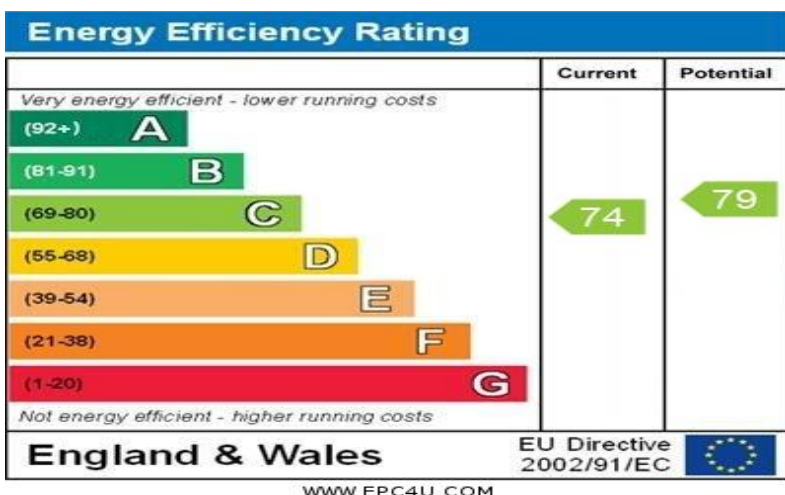


**For more details or to make an appointment to view, please contact
Miss Kalise Bucknell**



Total floor area 43.0 m² (463 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



For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£958.71

Ground Rent Period Review:

2044

Annual Service Charge:

TBC

Council Tax Band:

A

Event Fees:

**1% Transfer
0% Contingency**

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.