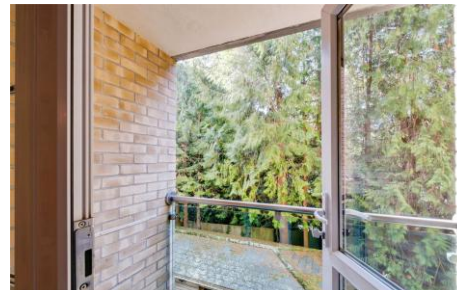


18 Oakhurst, 14 The Avenue, Poole, Dorset, BH13 6HP



Price: £128,500

Lease: 104 years and 3 months

A RE-DECORATED ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY
Oakhurst is a purpose built retirement development situated in a popular residential location in its own communal well-maintained grounds. There are a mix of one and 2 bedroom apartments arranged over 2 blocks linked by a ground floor corridor. All floors are served by a lift. This flat is located on the second floor near to the lift and stairs which serve all floors. The resident Manager can be contacted from various points within each property in the case of an emergency. For periods when the Resident Manager is off duty there is a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property

- Residents' lounge
- Communal Laundry and Guest Suite
- 24 hour Emergency call system
- Communal parking bays

- Camera entry system (linked to TV)
- Communal gardens with seating areas
- Lift to all floors
- Minimum Age 60

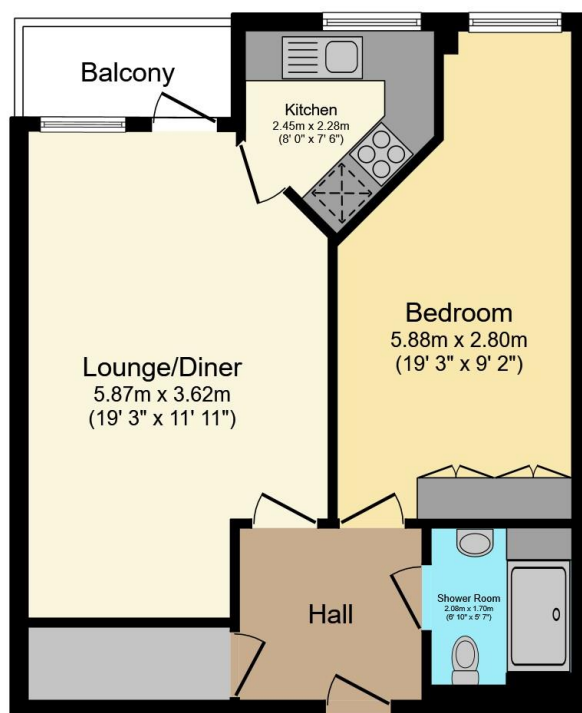
- Lease 125 years from 2005
- Service Charge £2,914.56
- Ground Rent £395



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

Visit us at:

retirementhomesearch.co.uk



Total floor area 49.6 sq.m. (534 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 28.2.26

Annual Ground Rent: £395

Ground Rent Period Review: 2028

Annual Service Charge: £2914.56

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

01425632203

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