

6 Homelake House, Poole, Dorset, BH14 8UG



Price: £112,000

Lease: 118 years and 2 months

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO DOOR ACCESS AND LEASE EXTENSION Homelake House was constructed by McCarthy & Stone (Developments) Ltd and comprises 92 properties arranged over 5 floors each served by lifts. The 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 Apello 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 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to

- Residents' lounge
- CCTV system
- 24/7 emergency call system
- Two Guest Suites
- Two Visiting Development Managers

- Communal Laundry facilities and lifts to all floors
- Minimum Age 60
- Communal gardens
- Lease: 159 years from 1985

- Service Charge £3,728.60
- Ground Rent £511.26



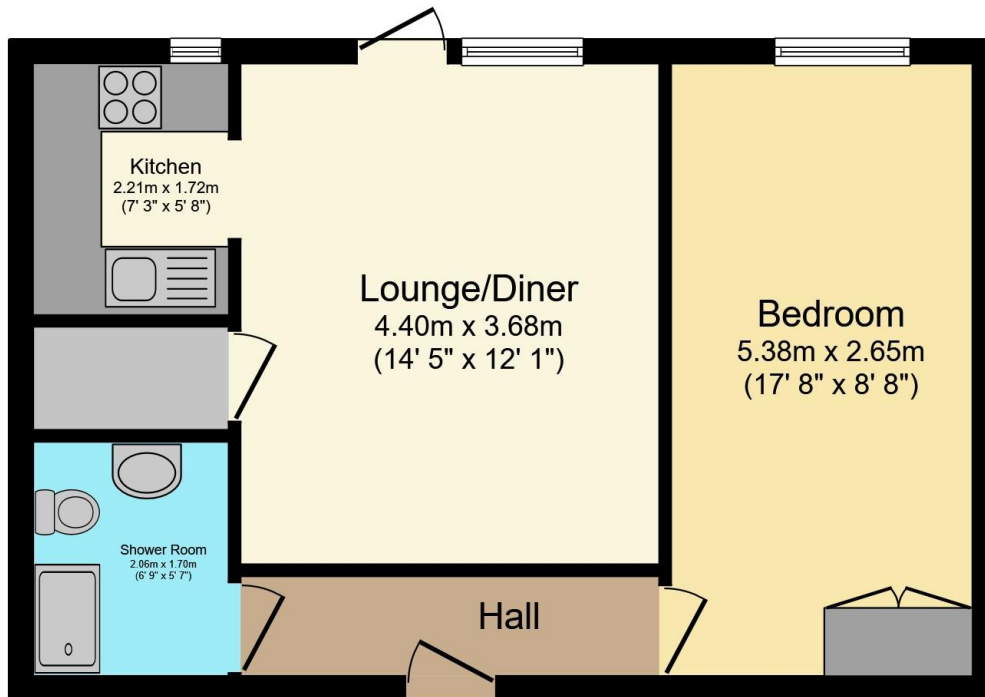
For more details or to make an appointment to view, please contact **Rachel Hazell**

01425632203

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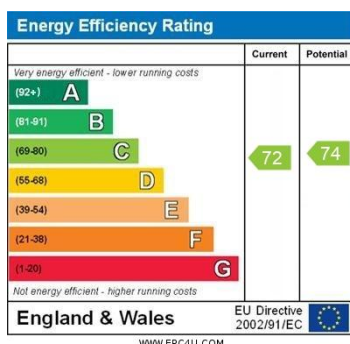
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Total floor area 44.4 sq.m. (478 sq.ft.) approx

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: 31.8.26

Annual Ground Rent: £511

Ground Rent Period Review: 2029

Annual Service Charge: £3728.6

Council Tax Band: B

Event Fees: 1% Transfer, 0% Contingency

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