

Flat 20, Homecorfe House
22 Wentworth Drive
Broadstone BH18 8EG

Price **£125,000** Leasehold



A ONE DOUBLE BEDROOM FIRST FLOOR
RETIREMENT APARTMENT SITUATED CLOSE
TO BROADSTONE'S SHOPS AND OFFERED TO
THE MARKET WITH NO FORWARD CHAIN.



Total area: approx. 38.5 sq. metres (413.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

* **ENTRANCE HALLWAY 8' 8" x 2' 9" (2.68m x 0.88m)**

* **LOUNGE/DINING ROOM 15' 6" x 10' 6" (4.75m x 3.23m)**

* **KITCHEN 7' 3" x 5' 3" (2.22m x 1.61m)**

* **BEDROOM 12' x 8' 8" (3.65m x 2.68m)**

* **WET ROOM 6' 6" x 5' 5" (2.01m x 1.67m)**

* **UPVC DOUBLE GLAZED**

* **ELECTRIC HEATING**

* **DOOR ENTRY PHONE SYSTEM**

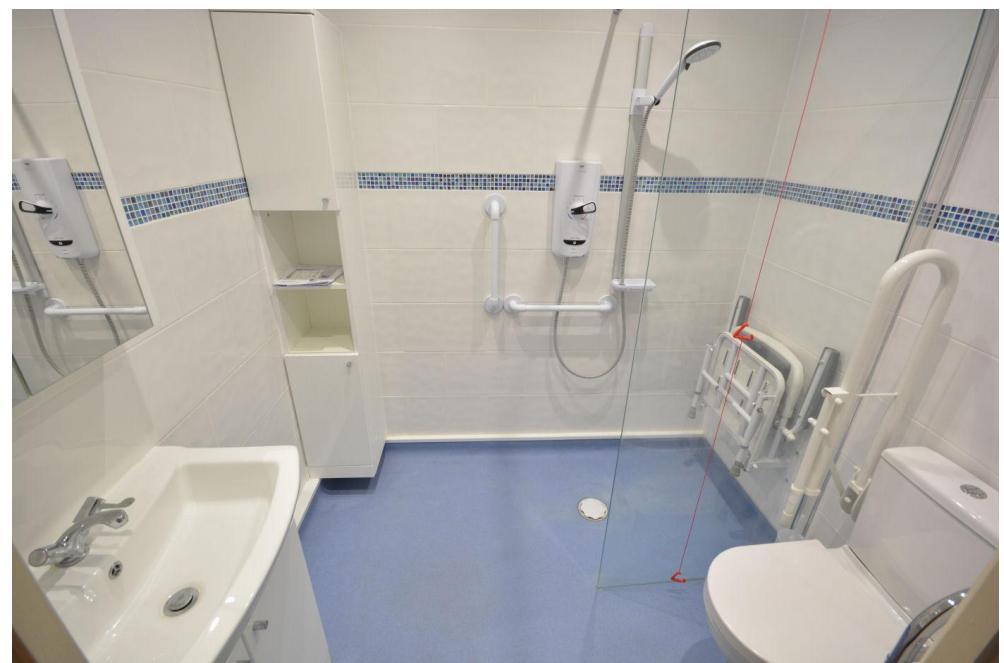
* **COMMUNAL RESIDENTS LOUNGE AND GUEST ROOM**

* **WELL MAINTAINED COMMUNAL GARDENS**

* **LIFT TO ALL FLOORS**

* **CLOSE TO BROADSTONE SHOPS**







VIEW FROM LOUNGE/DINING ROOM



COMMUNAL LOUNGE AREA

ABOUT THIS PROPERTY

A timber door with spyhole gives access into the entrance hallway which has loft access via a hatch, door entry phone system and sizeable storage cupboard housing the hot water tank. The light and airy lounge/dining room has window to rear aspect with pleasant views over the communal gardens, TV point, wall mounted electric heater, telephone point and alarm pull cord. From the lounge/dining room an archway gives access into the kitchen which has window to side aspect, part tiled walls, single sink with drainer and mixer tap, nest of five drawers and space for fridge and oven.

The double bedroom has window to rear aspect, again with pleasant views over the communal gardens, wall mounted electric heater, TV point and fitted wardrobes. The wet room has fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower area with 'Mira' shower over.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road, turning immediately left along Station Approach. Continue into Wentworth Drive and Homecorfe House will be found on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

LEASE: We understand the lease is 125 years from 1987.

GROUND RENT: We understand this to be £437.52 per annum (paid in two instalments).

SERVICE CHARGE: We understand this to be £2733.60 per annum (paid in two instalments).

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2001