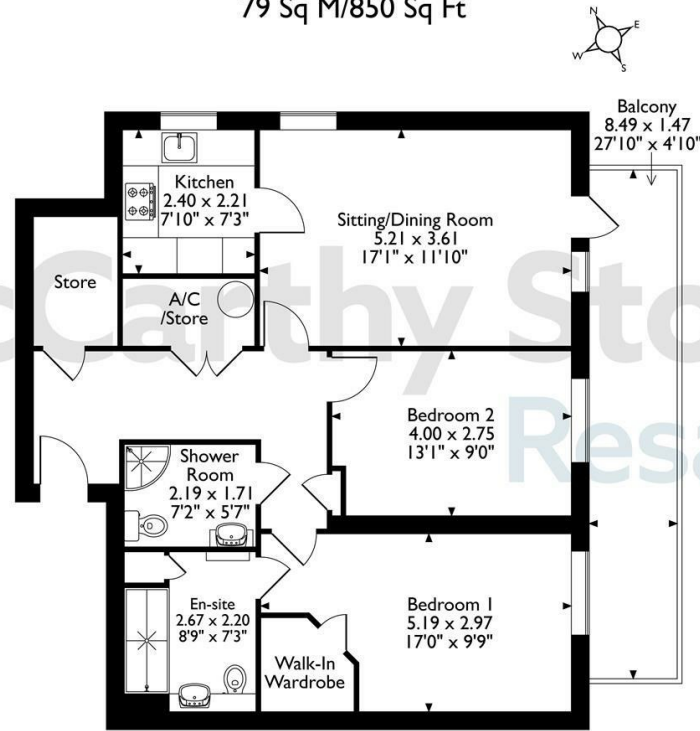


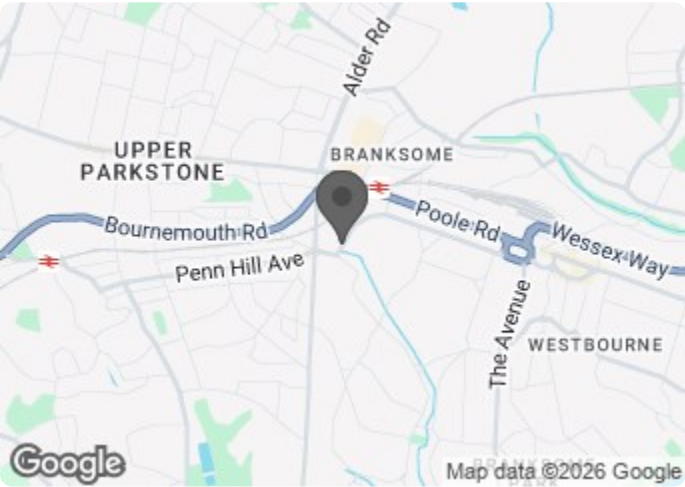
Greenhaven, Flat 17, 1-5, Lindsay Road, Poole
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

17 Greenhaven

Lindsay Road, Poole, BH13 6FF



Asking price £475,000 Leasehold

A beautifully presented TWO BEDROOM Retirement Living apartment benefitting from a BALCONY in the popular Greenhaven development which is close to local amenities and beaches.

Call us on 0345 556 4104 to find out more.

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Greenhaven, Lindsay Road, Poole, Dorset

BH13 6FF

Greenhaven

Exclusively designed for the over 60s, this stunning development of 37 Retirement apartments located in Lindsay Road, Penn Hill. There is added support that comes from having a dedicated house manager. Offering everything you need to enjoy an active and independent retirement including a Communal lounge and beautiful landscaped Gardens. There is a 24 hour call system and you can book the guest suite for family or friends to stay.

Greenhaven is conveniently situated between the coastal towns of Poole and Bournemouth, charming woodlands border the rear of Greenhaven and the development is in the Branksome Park Conservation Area.

Every spacious apartment features stylish fixtures and modern features like Sky TV access points in the living room and main bedroom. There is a fully fitted kitchen with oven, hob and hood and double glazing as standard for warmth and energy efficiency.

Entrance hall

A spacious hallway with meter cupboard and large Utility Cupboard Oak veneered doors giving the interior quality feel. Illuminated light switches in the bathroom, bedrooms and hallway. Camera entry system for additional peace of mind.

Utility cupboard

Utility cupboard housing Bosch washing machine/tumble dryer. Pureflow water softener plumbed in to give soft water to all taps and showers.

Living room patio doors to patio area

Spacious living room with double glazed french door that opens onto a spacious balcony area with plenty of space for furniture.



Kitchen

A modern kitchen with high gloss finish and a black composite sink. electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer.

Bedroom One

A spacious double bedroom with a walk in wardrobe that has plenty of hanging space and shelf space. The full height double glazed window provides a pleasant outlook. Separate door leading in to the En-suite Wetroom.

En-Suite Wet Room

Walk-in purpose built wet room with walk-in shower and glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor. Full height linen cupboard with slatted shelves provides additional storage.

Bedroom Two

Full height double glazed window looks out onto a colourful garden bed with the Woodland beyond.

Shower room

Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Service charge

- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)



2 bed | £475,000

- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or house manager.

Service charge: £6,257.17 per annum (for financial year ending 28/02/2027).

Leasehold

Lease: 999 years from the 1st January 2020

Ground rent: £495 per annum

Ground rent review: 1st January 2035

Parking

This apartment benefits from an allocated parking space.

Additional Information and Services

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

