



23 Homecorfe House

22 Wentworth Drive, Broadstone, BH18 8EG



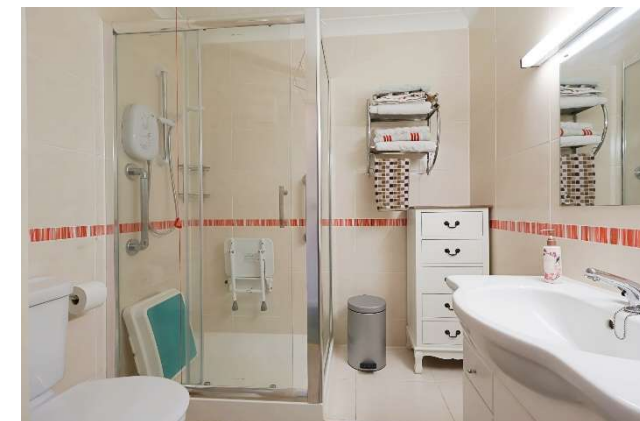
A well positioned 1 bedroom first floor retirement flat with a pleasant southerly facing outlook.

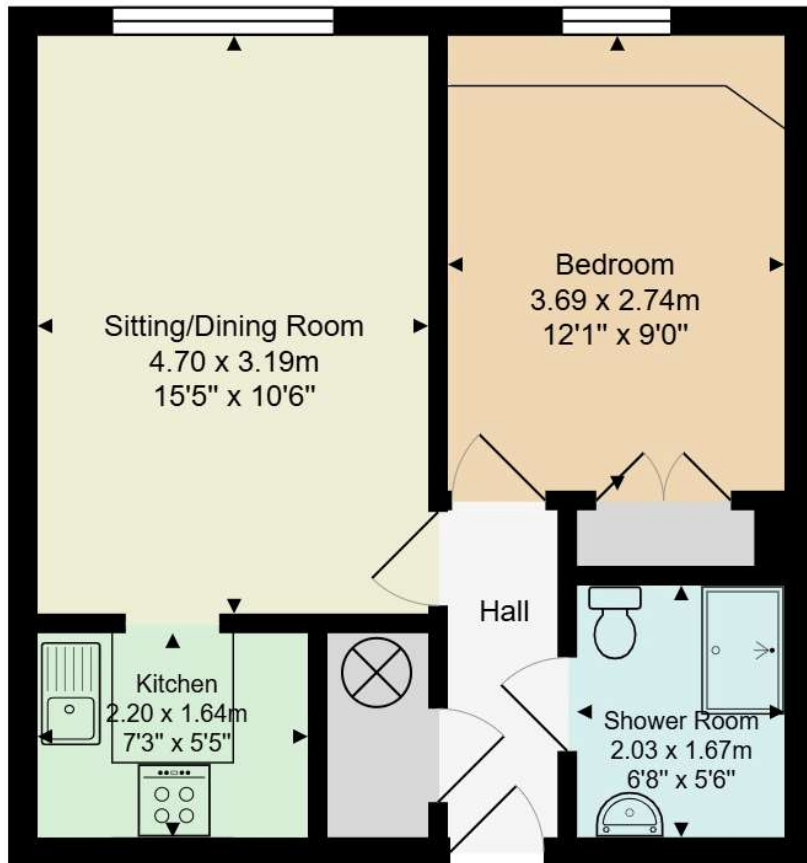
- Retirement flat for residents 60 years plus
- One double bedroom
- Sitting/dining room
- Kitchen
- Shower room
- Pleasant view along Wentworth Drive
- Electric heating
- Chain free
- A level walk into Broadstone
- Resident's facilities including; a resident's lounge, laundry, guest suite, house manager and care line.

ASKING PRICE:
£125,000 (Leasehold)

EPC RATING:
Band – band C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





All measurements are approximate and for display purposes only.

PROPERTY DESCRIPTION

A well-positioned first-floor retirement apartment enjoying a pleasant southerly aspect, situated within the highly regarded Homecorfe House development, just a short distance from Broadstone's thriving village centre.

Offered for sale, this well-maintained one-bedroom retirement apartment provides comfortable, low-maintenance living within a welcoming McCarthy & Stone development designed exclusively for the over 60s. Benefiting from a bright southerly facing outlook and excellent communal facilities, the property is ideally suited for those seeking independent living with additional peace of mind and a friendly community atmosphere.

The apartment is accessed via either a passenger lift or stairs and opens into an entrance hall featuring a large fitted storage cupboard, providing excellent space for coats, household items and additional storage.

The bright and airy sitting/dining room enjoys a pleasant outlook over Wentworth Drive allowing plenty of natural light to fill the room throughout the day. An archway leads through to the kitchen, which is fitted with a range of base and eye-level units complemented by work surfaces and incorporates a cooker and fridge/freezer, providing everything required for day-to-day convenience.

The generous double bedroom also benefits from the southerly facing outlook and is well appointed with an extensive range of fitted bedroom furniture together with a built-in wardrobe, offering excellent storage.

Completing the accommodation is a modern shower room, fitted with a three-piece suite comprising an oversized walk-in shower, wash hand basin and WC.

Homecorfe House offers a wonderful lifestyle with an excellent range of residents' facilities designed to encourage both independence and social interaction. These include a welcoming residents' lounge with kitchenette, a communal laundry room, a guest suite available for visiting family and friends (subject to an additional charge), and the reassurance of a House Manager together with a care-line system.

LOCAL AREA

Broadstone is one of Dorset's most sought-after villages, renowned for its friendly community atmosphere and excellent range of amenities. The bustling village centre offers an excellent selection of independent shops, supermarkets, cafés, restaurants and public houses, together with a post office, library and healthcare facilities.

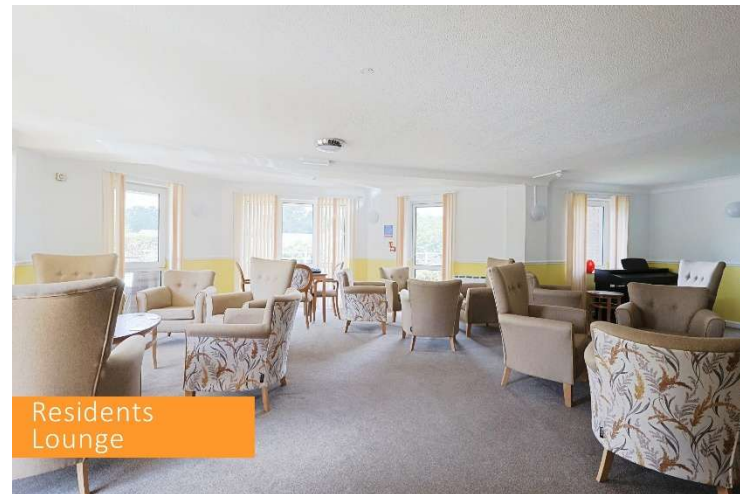
ADDITIONAL INFORMATION

Council tax – C

Ground rent – £218.76 (Mar – Aug 26).

Service charge – £1,438.52 (Mar – Aug 26).

Lease – 85 years remaining, 125 from 01/04/1987



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk