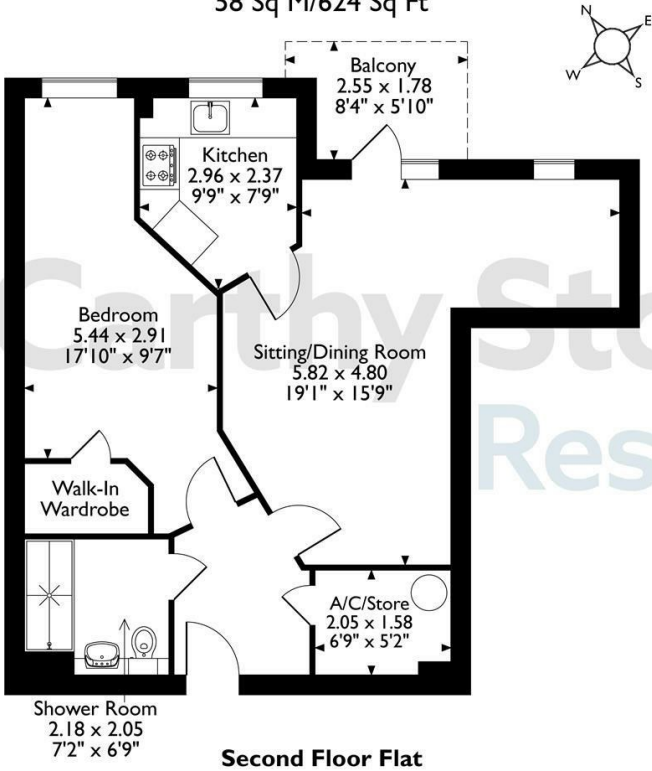
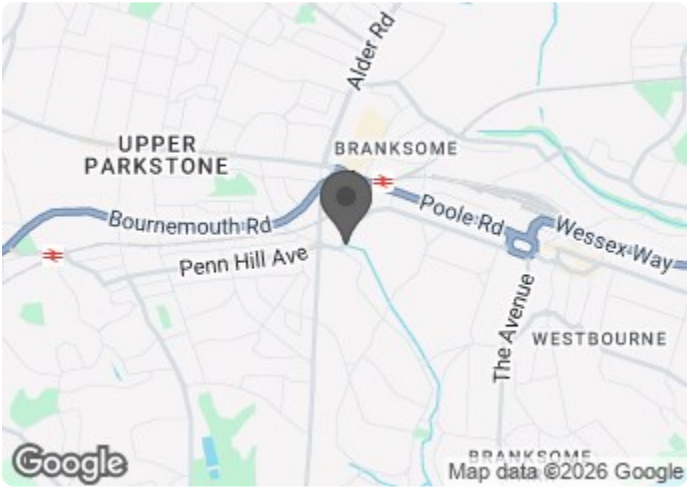


Greenhaven, Flat 24, 1-5, Lindsay Road, Poole
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



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	80	80
(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	

24 Greenhaven

Lindsay Road, Poole, BH13 6FF



Asking price £300,000 Leasehold

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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 that has had a water softener installed within and a washer and separate dryer. oak veneered doors giving the interior quality feel. Illuminated light switches in the bathroom, bedroom and hallway. Camera entry system for additional peace of mind, emergency pull cord.

Living room with walk out balcony

Spacious living room with double glazed french door that opens onto a spacious balcony area with plenty of space to sit and watch the birds inhabiting the Woodland Glade when its sunny.



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

A spacious double bedroom with a walk in wardrobe that has plenty of hanging space and shelf space. The full height double glazed window.

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, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

Parking

Parking space DD is allocated to this apartment.

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)
- 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 is £3,128.59 until the financial year ending 28/02/2027 , the service charge does not cover external costs such as your Council Tax, electricity or



1 bed | £300,000

TV. To find out more about the service charges please contact your property consultant or house manager.

Leasehold information

Lease Length: 999 years from the 1st January 2020
Ground rent: £425 per annum
Ground rent review date: January 2035

Additional Information & 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.

