Excellent

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McCarthy & Stone
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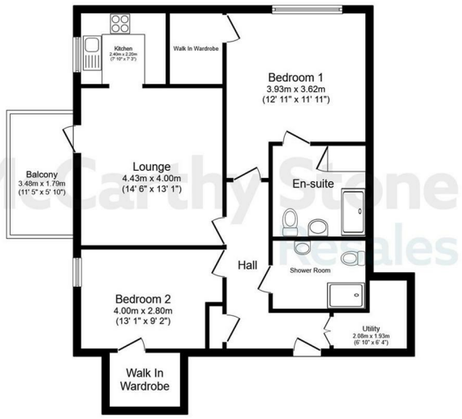
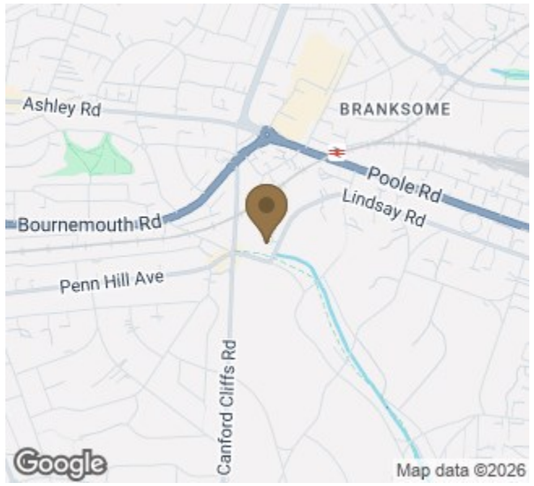
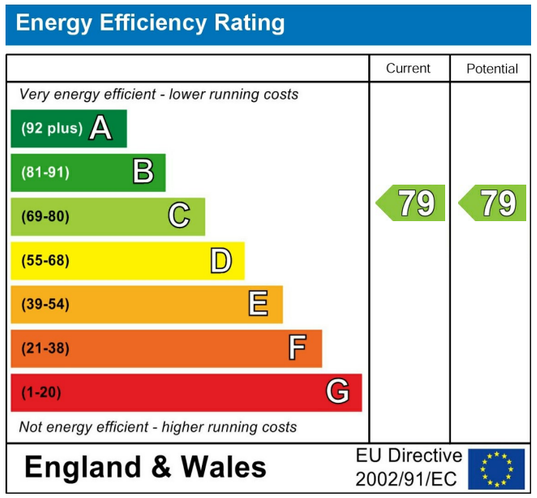



Total floor area 81.2 sq.m. (874 sq.ft.) approx

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). Powered by www.focalagent.com

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

## 38 Greenhaven

Lindsay Road, Poole, BH13 6FF

2 | 2 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 38 Greenhaven could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £475,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- NEW CARPETS THROUGHOUT
- ALLOCATED PARKING
- Woodland facing balcony
- Beautiful Landscaped communal gardens
- Guest suite for family and friends
- Conservation Area
- Close proximity to shops and amenities
- Enjoy walks along beautiful local beaches
- Exclusively available for the over-60s
- Wheelchair access

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 38 Greenhaven, Poole

2 | 2 | Asking price £475,000

## 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, bedroom and hallway. Camera entry system for additional peace of mind.

## Utility cupboard
Walk in utility cupboard housing Bosch washing machine/tumble dryer (Warranty extended to 2026).

## Living room patio doors to 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. Situated at the rear of the devleopment.

## 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. Recently fitted dishwasher.

## 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 allows views of the planted borders underplanted with spring bulbs. Separate door leading in to the En-suite shower room.

## En-Suite Shower Room
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. Fully fitted walk in wardrobe.

## 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)
- 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 £4819.80 until the financial year ending 28/02/2027, it 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.

## Leasehold
Lease Length: 999 years from the 1st January 2020
Ground rent: £495
Ground rent review date: January 2035

## Parking
This apartment benefits from allocated parking.

## 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.