



## 36 Homecorfe House, 22 Wentworth Drive, Broadstone BH18 8EG

A very well presented and modernised one bedroom first floor flat specifically for the over 60 age group and benefiting from a number of communal facilities

**EPC: 70 Council Tax Band: C Price: £140,000 Leasehold**







## Key Features

- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- MODERN PROGRAMABLE ELECTRIC HEATING
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- ATTRACTIVELY FITTED SHOWER ROOM
- BEDROOM & LOUNGE OVERLOOKING THE REAR GARDENS
- REFURBISHED TO A HIGH STANDARD
- RESIDENTS' LOUNGE, LAUNDRY & GUEST SUITE
- HOUSE MANAGER & EMERGENCY CALL SYSTEM
- 86 YRS REMAINING ON THE LEASE.  
GROUND RENT £481.26 P.A.  
MAINTENANCE: £4333.72 P.A.

## The Property

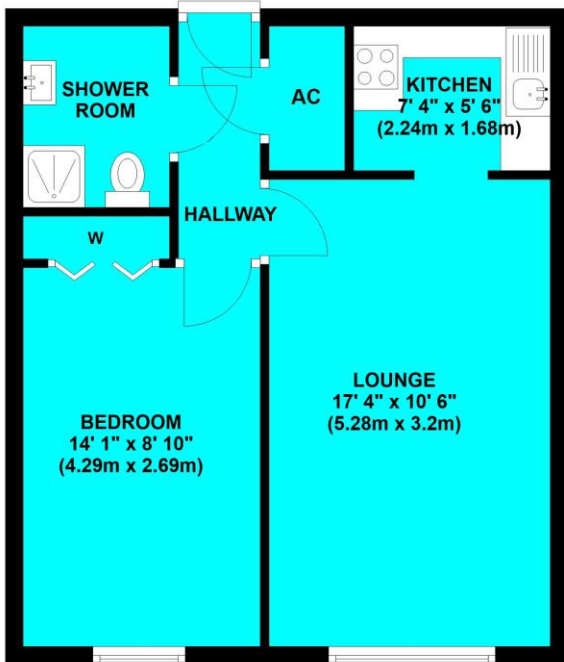
Situated in a convenient location within a level walk of the centre of Broadstone is this very well presented first floor apartment. Within Homecorfe House there are a number of communal facilities including a residents' lounge, laundry, communal gardens and the benefit of a house manager.

The property is just a short walk from the lift on the first floor, and the accommodation comprises of an entrance hall with a generous storage cupboard with a light and a modern consumer unit, there is then the lounge which enjoys an outlook over the well kept communal gardens and a modern fitted kitchen with

integrated appliances including oven, microwave and hob. The main bedroom again enjoys an outlook over the rear garden and has fitted wardrobes.

A shower room offers a white suite with large walk in double shower cubicle, a wash hand basin with drawers below and mirror with light and WC with medicine cupboard above, it is fully tiled and there is a modern electric towel rail.

**First Floor**  
Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 42.0 sq. metres (451.8 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.

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

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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