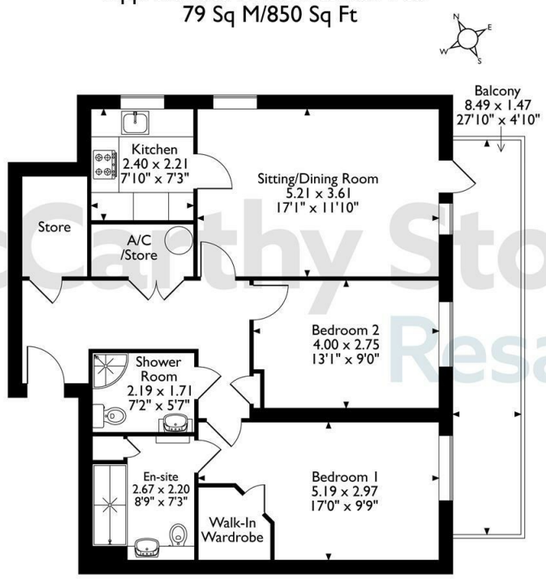
McCarthy Stone
Resales

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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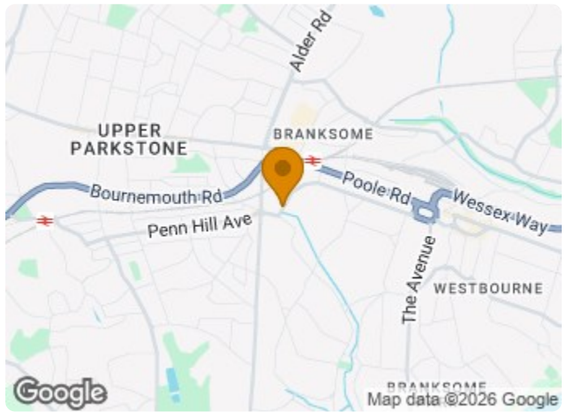

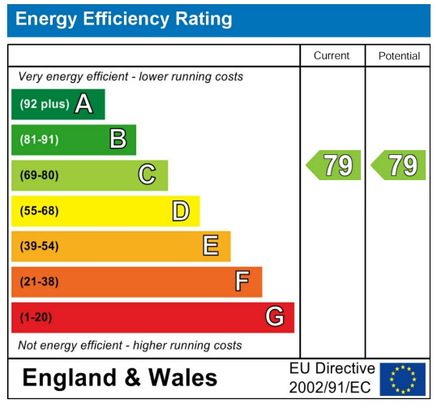

Council Tax Band: E

The Property Ombudsman

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCarthy Stone
Resales

17 Greenhaven

Lindsay Road, Poole, BH13 6FF

PRICE REDUCED

PRICE REDUCTION

Asking price £450,000 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

2 Bed | Asking price £450,000

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, 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)
- 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: £4819.80 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.