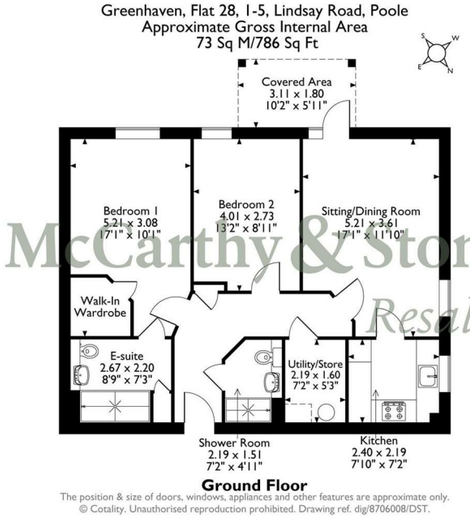
Excellent

Trustpilot

McCarthy & Stone
Resales.

Greenhaven, Flat 28, 1-5, Lindsay Road, Poole
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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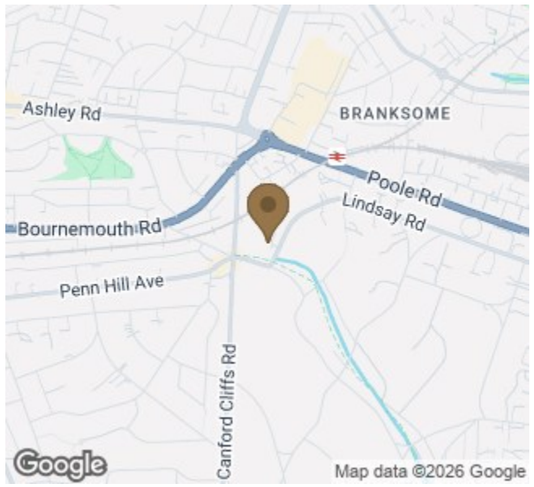

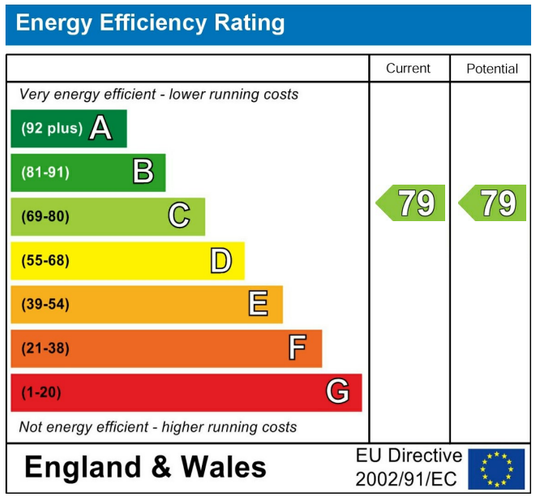

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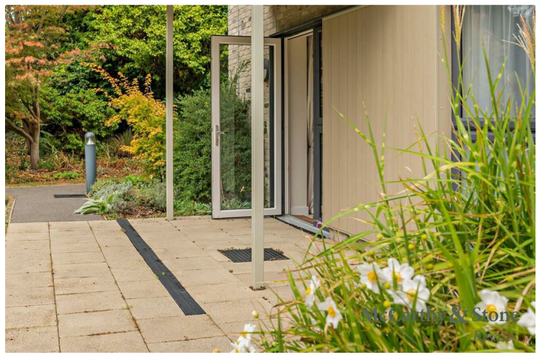
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







28 Greenhaven

Lindsay Road, Poole, BH13 6FF

2 2 Council Tax Band: F

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 28 Greenhaven could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £425,000
Leasehold

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

Why you'll love living here:

- Ground floor apartment with patio door to garden
- Never been occupied AS NEW condition
- House Manager
- 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

28 Greenhaven, Poole

2 | 2 | Asking price £425,000

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.

Property Overview
A truly outstanding apartment that has never been lived in and available in 'As new' condition. Situated in a lovely quiet location with a green outlook from the private patio entrance. This ground floor two double bedroom Retirement Living apartment benefits from it's own partially covered patio area providing a sanctuary within the grounds of Greenhaven overlooking the courtyard and woodland beyond. The living area provides ample space for both living and dining room furniture and benefits from having a dual aspect which lets in a wealth of light and provides a pleasant green outlook. The fully fitted modern kitchen off the living area provides intgrated accessible appliances. Following on to the hallway there is a large utility cupboard providing lots of storage which is next to the main modern shower room. There are two great sized double bedrooms with the main benefitting from both an en suite shower room and a walk in wardrobe.

Social Lifestyle
The modern and spacious communal lounge is at the heart of the community at Greenhaven and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Greenhaven is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

The gorgeous courtyard is surrounded by a wooded area providing a lovely walk around the development itself.

Guest Suite
There is an on site guest suite you are able to book for visiting friends and family providing a comfortable en suite room guests are able to stay in whilst visiting.

Parking
The apartment benefits from an allocated space space W which is ideal as it stands alone in the corner of the car park making getting in and out much easier, particularly if mobility is an issue.

Additional Information and Services
- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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

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.

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.













