



10 Homeview House, Seldown Road, Poole BH15 1TT

An excellently presented, bright and airy ground floor flat for the over 55s, situated in the heart of Poole and benefiting from a house manager and communal facilities.

EPC: 79 Council Tax Band: A Price: £85,000 Leasehold







Key Features

- NO FORWARD CHAIN
- WELL PRESENTED THROUGHOUT
- GOOD SIZE LOUNGE/DINING ROOM OPENING TO THE WELL MAINTAINED COMMUNAL GARDENS
- FITTED WARDROBES TO THE BEDROOM
- ATTRACTIVELY FITTED SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- RESIDENTS' LOUNGE & UTILITY ROOM
- 159 YEAR LEASE FROM SEPT 1979
- GROUND RENT: £391 PAYABLE EVERY 6 MONTHS
- MAINTENANCE: £1905 PAYABLE EVERY 6 MONTHS

The Property

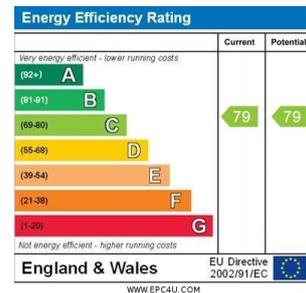
Conveniently located close to Poole Park and the Dolphin Centre with bus stops and train station, is this very well presented ground floor flat.

Situated in a purpose built block for the over 55s, the property benefits from the peace of mind of a house manager, emergency pull cord system, as well as communal facilities including a residents' lounge, laundry room and guest accommodation.

The accommodation comprises of an entrance hall with generous storage cupboard/airing cupboard, a lounge/dining room with direct access to the communal gardens, there is a neatly fitted kitchen and good size bedroom with fitted wardrobes. The current owner has, in recent times, updated the shower room with an attractive suite.

The flat has gas central heating and UPVC double glazing and there is communal parking.

SPACE FOR FLOOR PLAN



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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