



## 35 Homedene House, Seldown Road, Poole BH15 1UJ

\* No Forward Chain \* A light, bright and airy purpose built second floor retirement apartment for the over 55's perfectly positioned close to Poole Park, the shopping centre and bus station. There is well-proportioned living accommodation on offer to include an 18ft approx. dual aspect lounge/dining room and a good size double bedroom.

**EPC: 74 Council Tax Band: A Price: £69,950 Leasehold**







Residents' Lounge

## Key Features

- PURPOSE BUILT 2ND FLOOR RETIREMENT APARTMENT
- ENTRANCE HALLWAY
- SUNNY DUAL ASPECT LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN WITH WINDOW
- GOOD SIZE DOUBLE BEDROOM WITH FITTED WARDROBE
- STYLISH SHOWER ROOM
- STAIRS & LIFT TO ALL FLOORS
- UPVC DOUBLE GLAZING
- COMMUNAL LOUNGE & KITCHENETTE/GUEST SUITES & RESIDENTS' PARKING
- LEASE: 54 YRS REMAINING  
GROUND RENT: APPROX. £782 P.A.  
MAINTENANCE: APPROX. £1,284.09 EVERY SIX MONTHS

## The Property

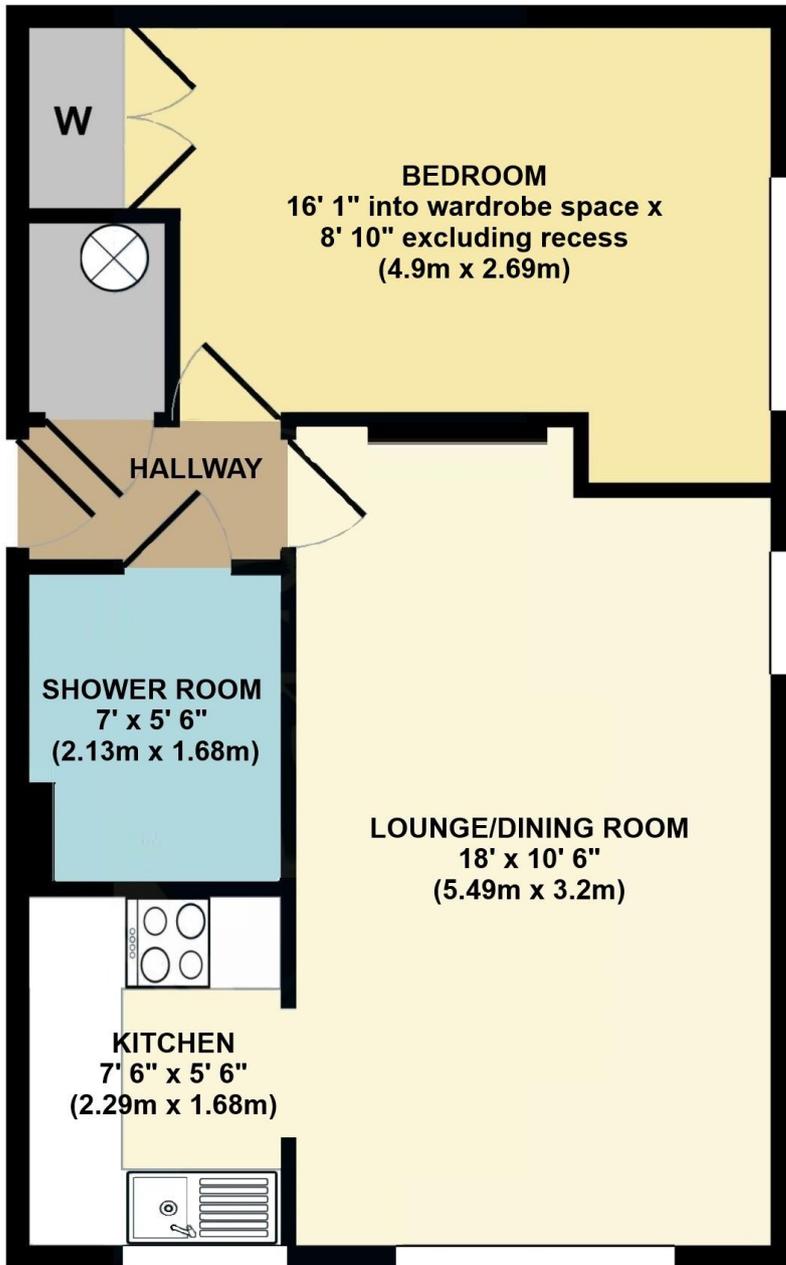
Situated in a purpose built block for the over 55s, the property benefits from the peace of mind of a house manager, emergency pull cord system, as well as communal facilities including a residents' lounge, laundry room and guest accommodation.

The light, bright and airy well-presented apartment comprises of an entrance hallway with airing/storage cupboard, dual aspect lounge/dining room, modern fitted kitchen, generous size double bedroom with fitted wardrobe and ample space for further bedroom furniture and a stylish modern shower room completes the accommodation.

Outside this popular development is set within very well-maintained communal grounds and there is residents'/visitors' parking on a first come first served basis.

Pool Park, the Dolphin shopping centre, the main bus/coach station and a main line London railway station are all a short walk away.

The property is offered for sale with No Forward Chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	74	85
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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