

Flat 14 Homecorfe House
22 Wentworth Drive
Broadstone BH18 8EG

Price **£130,000** Leasehold



A ONE DOUBLE BEDROOM GROUND
FLOOR RETIREMENT APARTMENT
SITUATED WITHIN CLOSE PROXIMITY
TO BROADSTONE VILLAGE BENEFITTING
FROM DIRECT ACCESS ON TO COMMUNAL
GARDENS AND NO FORWARD CHAIN.



Total area: approx. 39.1 sq. metres (420.6 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.

- * ENTRANCE HALLWAY 8'9" x 3' (2.71m x 0.91m)**
- * LOUNGE 15'4" x 10'4" (4.69m x 3.16m)**
- * KITCHEN 7'1" x 5'5" (2.16m x 1.67m)**
- * BEDROOM 12' x 8'8" (3.65m x 2.68m)**
- * WET ROOM 6'6" x 5'4" (2.01m x 1.64m)**
- * UPVC DOUBLE GLAZED**
- * ELECTRIC HEATING**
- * DOOR ENTRY PHONE SYSTEM**
- * HELPLINE PULL CORDS**
- * RESIDENTS LOUNGE AND GUEST ROOM**
- * COMMUNAL LAUNDRY ROOM**
- * RESIDENTS PARKING**
- * WELL MAINTAINED COMMUNAL GROUNDS**
- * LIFT TO ALL FLOORS**
- * CLOSE LEVEL WALK TO SHOPS AND AMENITIES**





ABOUT THIS PROPERTY

Via the timber front door with spyhole gives access into the entrance hallway which benefits from sizeable storage cupboard with slatted shelving. The lounge has door entry phone system, TV point, wall mounted electric heater, telephone point, window to rear aspect and door giving access to the communal gardens.

The kitchen has a range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, nest of three drawers, single sink with drainer and hot and cold tap, space for small fridge/freezer and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

The double bedroom has window to rear aspect with pleasant views over communal gardens, wall mounted electric heater, telephone point and built in wardrobes with sliding doors. The modern fitted wet room comprises, low level WC, wash hand basin and mixer tap and wall mounted electric shower with fitted shower seat and wall mounted medicine cabinet.

**DIRECTIONS:**

From The Broadway proceed to the main Broadstone roundabout and take the fourth exit into Dunyeats Road. Turn immediately left into Station Approach and continue into Wentworth Drive. Homecorfe House will be found on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

LEASE: 87 years remaining, we understand.

GROUND RENT: Circa £218.00 paid every six months, we understand.

SERVICE CHARGE: Circa £2800.00 per annum, we understand.

**RESIDENTS LOUNGE**

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2162