

**5 Homelake House,
Station Road, Parkstone, Poole, BH14 8UG £109,950
Leasehold**



A very well presented ground floor retirement flat tucked away in the corner to the rear of this popular development enjoying a sunny aspect with direct access on to the very well maintained communal garden. The accommodation comprises an entrance hallway, lounge/dining with door on to the communal grounds, modern fitted kitchen, large double bedroom and wet room. There is UPVC double glazing, electric heating and Appello security entry phone/emergency call system (Care line). There's also excellent communal facilities to include residents' lounge, laundry room, guest suites plus there is residents' parking on a first come first served basis and a mobility scooter store.

GLAZED COMMUNAL DOOR Leads through to the:

COMMUNAL LOBBY With wall mounted security entry phone system. This then leads through to the:

COMMUNAL HALLWAY Which leads to the:

PERSONAL FRONT ENTRANCE DOOR With spyhole and into:

ENTRANCE HALLWAY Coved and textured ceiling, smoke detector, emergency pull cord/security entry phone system, doors lead off to:

LOUNGE/DINING ROOM 14' 2" x 12' 1" (4.32m x 3.68m) A light, bright and airy room with coved and textured ceiling, two wall mounted wall lights, fireplace with hearth, inlay and mantel surround, large UPVC double glazed window and UPVC double glazed door to the side giving access out onto the well maintained communal gardens, TV and telephone points, electric night storage heater, cupboard housing the hot and cold water tanks with slatted shelving and wall mounted electric consumer unit, space for table and chairs, archway leads through to:

KITCHEN 7' x 5' 5" (2.13m x 1.65m) Comprising a range of white gloss fronted soft closing handleless wall and base units, under pelmet lighting, square edge marble effect worksurfaces incorporating four ring Beko electric hob, circular stainless steel sink with mixer tap, Beko fan assisted oven and grill, part tiled walls, coved and textured ceiling, strip light, under counter fridge with freezer compartment.

BEDROOM 17' 6" max. x 8' 10" (5.33m x 2.69m) Coved and textured ceiling, two wall lights, UPVC double glazed window overlooking the well maintained communal grounds, electric heater, built in wardrobes with shelving and hanging space, ample space for free standing bedroom furniture.

WET ROOM 7' x 5' 5" (2.13m x 1.65m) With walk in shower area, Mira electric shower, fitted seat, pedestal wash hand basin, low flush push button WC, tiled shelving, extractor fan, tiled walls, coved and textured ceiling, light point, anti-slip floor, chrome ladder style towel rail.



OUTSIDE Homelake House is set within very well maintained communal grounds. We understand there is residents' parking on a first come first served basis plus there is also a covered store for mobility scooters.

TENURE Leasehold. The Lease has approximately 103 years remaining.

MAINTENANCE £1300 payable six monthly.

GROUND RENT £250 per annum.

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 14270



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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