





HOUSE AND SON

House and Son are delighted to be able to offer for sale this ground floor apartment within a delightful small development of retirement homes, set in established private lawned and landscaped gardens. Within close proximity is the recreational Meyrick Park with club house (gym) and social, Queens Park golf course, immediate local shopping at Winton high street and Charminster. The local area supports level walk to the public transport, available directly outside Homeoaks with direct service to Richmond Hill, Bournemouth town centre with its wealth of shopping, mature Bournemouth gardens and award winning beaches. An ideal retreat for the "over 60's", enabling safe and enjoyable living along side one's independence. Homeoaks boasts a weekday manager for day to day general management. There is a communal lounge with kitchenette area and direct access onto the lawned, landscaped gardens. There is a guest suite (pre bookable for a modest fee). The laundry room is included within a yearly maintenance/management which includes washing machines and tumble dryers. Externally, there are lawned and landscaped gardens with feature shrubs and flower beds adding to the tranquil setting. Within the gardens there are various vantage seating areas for residents.



ENTRANCE

Porta phone entry system. Access into communal foyer/reception (house manager office is located within this area).

COMMUNAL LOUNGE FOR RESIDENTS

A good size room with benefit of seating etc. Double glazed patio doors accessing onto and vantage view from the terrace and seating of the landscaped lawned gardens with mature hedging and screening to boarders. Within the communal lounge, there is a kitchenette area for general coffee/tea

making facilities etc. The laundry room is well equipped and is within the yearly maintenance charges. There is a guest suite for family stay over, pre bookable for a modest fee, this is arranged with house manager. Externally, there is an on site parking (please see the site manager for the availability). The grounds are generous enveloping this "over 55" small retirement block of apartments, with lawned and established gardens and seating areas for residents.. The main foyer has a lift and stairwell to all the floors.

GROUND FLOOR FLAT 25 HOME OAKS

The apartment is located on the ground floor to the rear, being an "end apartment" with benefit of the views over the landscaped gardens.

FRONT DOOR TO INNER LOBBY AREA

Storage/utility closet.

LOUNGE/LIVING ROOM

14' 5" x 10' 6" (4.39m x 3.2m)

A light and airy room with large double glazed picture window to rear with view towards landscaped lawned gardens. Wall light points. TV media point. Modern night storage electric heating. Coved ceiling.

KITCHEN

7' 5" x 5' 7" (2.26m x 1.7m)

Double glazed window to side, views over the landscaped lawned gardens. Shaker style fitted kitchen. Stainless steel single bowl sink with mixer taps and drainer. Wall mounted eye level cabinets, complementing base units incorporating drawers, work top surfaces over, part tiled walls. Space for electric cooker, space for fridge/freezer. Agents note: laundry room is included in the maintenance/service charges for washing machines and tumble dryers.



BEDROOM

13' 8" x 8' 6" (4.17m x 2.59m)

Large picture window to rear. Night storage heater. Care taker alarm monitor. Double built in wardrobe/closet with dual opening doors.

BATHROOM

6' 9" x 5' 6 max" (2.06m x 1.68m)

Wet room with proofed floor and tiled walls through out. Fitted electric shower, hand rail, further rising rail for shower attachment, shower curtain. Wall mounted wash







hand basin. Low level WC. Extractor fan.

TENURE

Leasehold: 139 years from 1981. (approximately 98 years remaining).

MAINTENANCE

£1,371 every six months.

GROUND RENT

£175.00 every six months.

GUEST SUITE FOR FAMILY

See house manager for modern rate (£20/£25 per night).

COMMUNAL LOUNGE

Is available for family gatherings etc, this is bookable at modest £10 charge with the house managers.



Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 36.8 sq. metres (396.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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Energy performance certificate (EPC)

Flat 25 Homeoaks House 30 Wimborne Road BOURNEMOUTH BH2 6QA	Energy rating D	Valid until: 29 May 2032 Certificate number: 7803-3016-0205-8092-7200
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Property type
Ground-floor flat

Total floor area
37 sq. metres