

**76 Homelake House, Station Road,
Lower Parkstone, Poole, BH14 8UH**

**£99,950
Leasehold**



A one bedroom second floor retirement apartment forming part of the sought after Homelake House development, which is conveniently situated within the heart of Ashley Cross and has lovely views across the green. The property is presented in immaculate condition having been updated in recent years and offers light and well configured accommodation comprising entrance hall, lounge/dining room with views over the green, modern fitted kitchen, double bedroom with fitted wardrobe, and a modern fitted wet room. Communal facilities include residents' lounge, laundry, guest suite, house manager and 24 hour emergency care line. Offered for sale with vacant possession.

APPROACH The property is approached via a secure communal front door with entry phone, which opens into:

ENTRANCE FOYER Lift and stairs to all floors

ENTRANCE HALL Built in full height storage cupboard containing the hot water cylinder with fitted immersion heater, cold water tank, consumer unit, electric meter and slatted wooden linen shelving, wall mounted control unit for Careline and entry phone

LOUNGE/DINING ROOM 17' 2" x 10' 6" (5.23m x 3.2m) A large UPVC double glazed window has a lovely outlook over Ashley Cross Green, wall mounted electric storage heater

KITCHEN 7' 2" x 5' 5" (2.18m x 1.65m) A modern fitted kitchen comprising base and wall mounted drawers and cupboards with complementary worktops having glass splashbacks, single drainer stainless steel sink unit with chrome mixer tap, fitted electric oven with matching four ring induction hob and extractor hood above, space for free standing fridge/freezer

BEDROOM 12' 2" x 8' 9" (3.71m x 2.67m) A large UPVC double glazed window overlooks Ashley Cross Green, wall mounted electric storage heater, built in double wardrobe with hanging rail and fitted shelving

WET ROOM Fitted with a modern white suite comprising wall mounted wash hand basin with vanity cupboard beneath, low flush WC, wall mounted electric shower with rail and curtain, fully ceramic tiled walls, wall mounted Dimplex electric heater, extractor fan

LEASE INFORMATION Leasehold. We are informed by the vendor that the property is held on a 99 year Lease from 1984.

SERVICE CHARGE We are informed by the vendor that this is £1,100 payable every six months

GROUND RENT £255 paid every six months


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.



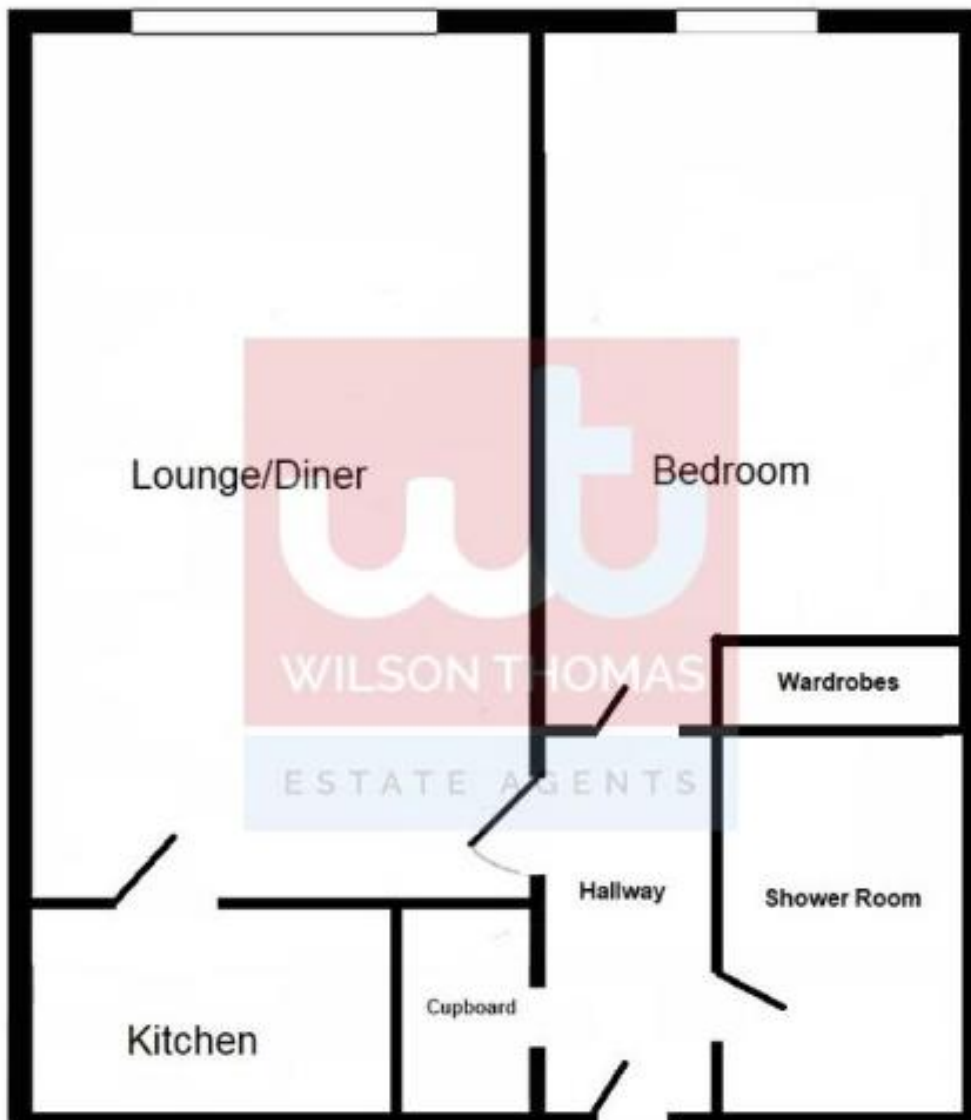
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 14689



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

WWW.EPC4U.COM



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk