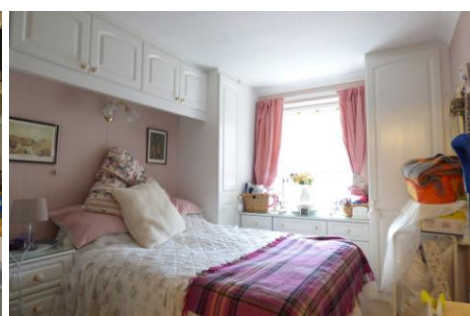
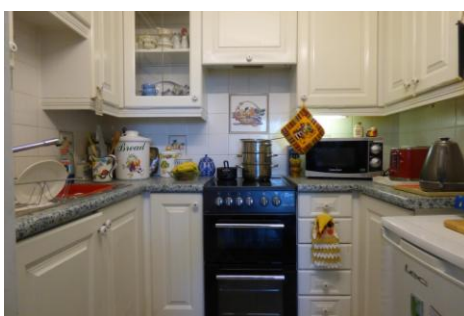


**Flat 62 Homelake House,
Station Road, Ashley Cross, Poole,
BH14 8UH**

**£100,000
Leasehold**



A one bedroom second floor retirement flat situated within the popular Homelake House development which is conveniently situated within the heart of Ashley Cross and enjoys lovely far reaching views towards Poole Harbour, Brownsea Island and the Purbeck Hills. The well presented accommodation comprises entrance hall, lounge/dining room with far reaching views, kitchen, double bedroom with fitted bedroom furniture and a modern fitted shower room with large walk in shower. Homelake House is set within attractive and well tended gardens and communal facilities include residents lounge, laundry, guest suite, house manager and 24 hour emergency care line. Offered with no forward chain.

APPROACH The property is approached via a communal secure front door which opens into an entrance foyer with lift and stairs to all floors.

FRONT DOOR Leading to:

ENTRANCE HALLWAY Wall mounted Careline alarm, full height built in storage cupboard with fitted shelving and hanging rail, electrical consumer unit and water tank.

LOUNGE 15' 11" x 10' 7" (4.85m x 3.23m) A UPVC double glazed window overlooks the communal gardens, Poole Harbour, Brownsea Island the Purbeck Hills beyond, wall mounted electric heater, decorative ornamental fireplace with electric fire, archway through to:

KITCHEN 7' 3" x 5' 4" (2.21m x 1.63m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with worksurface areas having ceramic tiled splashbacks, stainless steel sink unit with mixer tap, space for fridge, fitted electric cooker.

BEDROOM 12' 9" x 8' 8" (3.89m x 2.64m) a UPVC double glazed window overlooks the communal garden with distant harbour views, range of built in bedroom furniture comprising fitted wardrobes, built in dressing table, cupboards and bedside unit, further built in wardrobes, wall mounted electric heater.

BATHROOM Modern fitted bathroom with white suite comprising low flush WC, wash hand basin with cupboards beneath, fully tiled double shower enclosure with sliding door and wall mounted electric shower, chrome ladder style heated towel rail, extractor fan, fully ceramic tiled walls.

LEASE INFORMATION We are informed by the vendor that there are 91 years remaining on the Lease.

MAINTENANCE Approximately £2000 per annum to include ground rent.

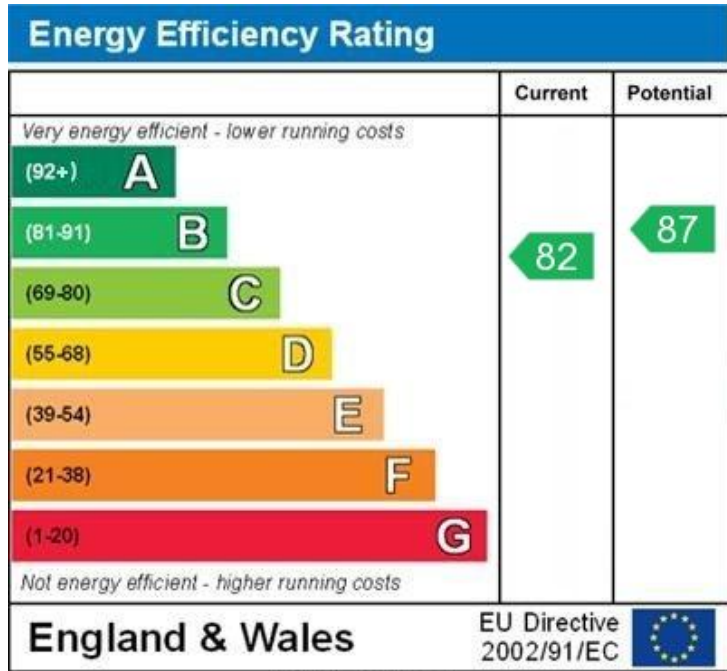
OUTSIDE Homelake House is set with attractive and well maintained gardens with a patio area which is accessed from the residents lounge. There is parking on a first come basis along with a mobility scooter store with power.

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.



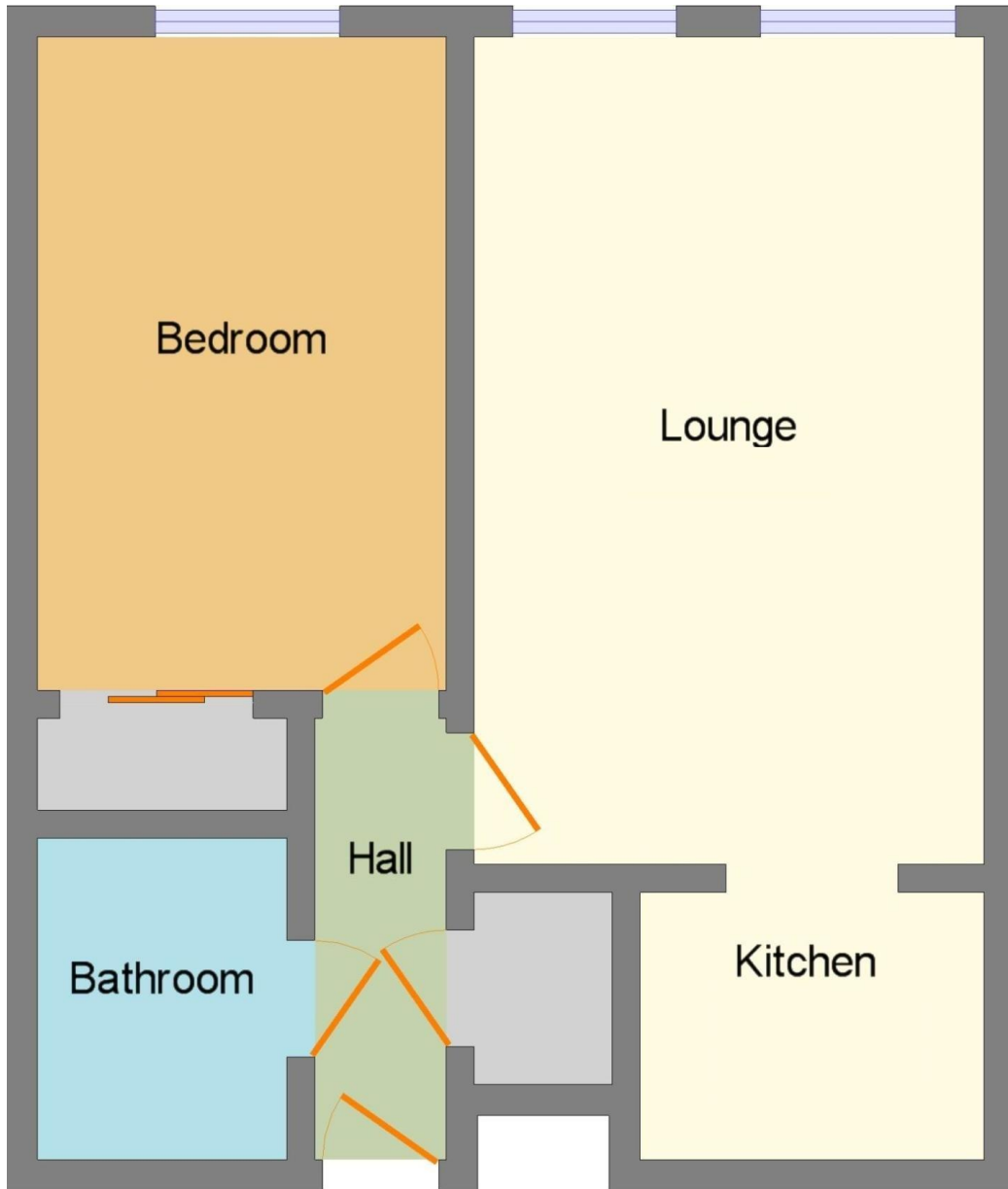
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References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

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