



Homeleigh House, Wellington Road, Bournemouth BH8 8LF

£78,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





KEY FEATURES

- First Floor Retirement Apartment for Over 55's
- Larger Style One Double Bedroom - Ideal for Two People
 - Spacious Lounge/Dining Room
 - Modern Kitchen & Shower Room
- Off Road Parking for Residents & Visitors
- Communal Lounge, Guest Suite & Laundry
 - Close to Shops & Facilities
- Short Walk to Bournemouth Train Station
 - Extended Lease
- Vacant Possession & No Forward Chain



VIEW FROM LOUNGE



**A SPACIOUS AND RECENTLY REDECORATED
ONE BEDROOM FIRST FLOOR APARTMENT,
IN A POPULAR RETIREMENT DEVELOPMENT,
OFFERED FOR SALE WITH VACANT
POSSESSION & NO FORWARD CHAIN.**

Homeleigh House is a popular retirement development for over 55's situated in a convenient position between Charminster and Bournemouth town centre, both offering a wide range of shops and facilities. Bournemouth train station is also just a short walk away with direct rail services to a wide range of destinations including London Waterloo, Manchester, Southampton, Poole and Weymouth, as well as a wide range of national and local coach and bus services.

The apartment is situated on the first floor of this friendly and welcoming three storey development and offers spacious and recently redecorated accommodation. It is one of the larger style of apartments in the block, designed for two people to live in comfortably, rather than the smaller units designed more towards single occupancy. The accommodation comprises entrance hall with storage cupboard, generously sized lounge/dining room overlooking the communal grounds, modern kitchen with a range of base and eye level units, double bedroom with built in wardrobe, and modern shower room.

Homeleigh House also benefits from the services of a House Manager and there is a 24 hour care line system in place with various pullcords throughout the apartment and the communal areas in case of an emergency.



There is also a large communal lounge with a recently updated kitchen where various activities take place, a communal laundry room and a guest suite for use by visitors to residents at a nominal fee. The block is set in well-maintained communal grounds and a car park provides off road parking for residents and visitors. Further benefits include a newly installed gas boiler (this being one of only a handful of retirement developments locally with gas central heating) and a recently extended lease, which is not affected by doubling ground rent issues.

This delightful apartment is offered for sale with vacant possession and no forward chain.

ADDITIONAL INFORMATION

Dimensions: Please refer to floorplan

Tenure: Leasehold - 139 years from 1st September 1979, therefore approximately 93 years remaining

Ground Rent: £250 per annum (£125 payable per six months)

Maintenance: Circa £5,000 per annum (most recent charge £2,541 per six months) to include buildings insurance, services of a house manager, 24 hour emergency care line, building repairs and maintenance, reserve fund, laundry room, gardening and water & sewerage rates.

Council Tax: Band A - BCP Council

Agent's Note: Under Section 21 of the Estate Agents Act 1979, an interest is declared in that the vendor is a relative of a director of Mollaro Ltd.





COMMUNAL LOUNGE

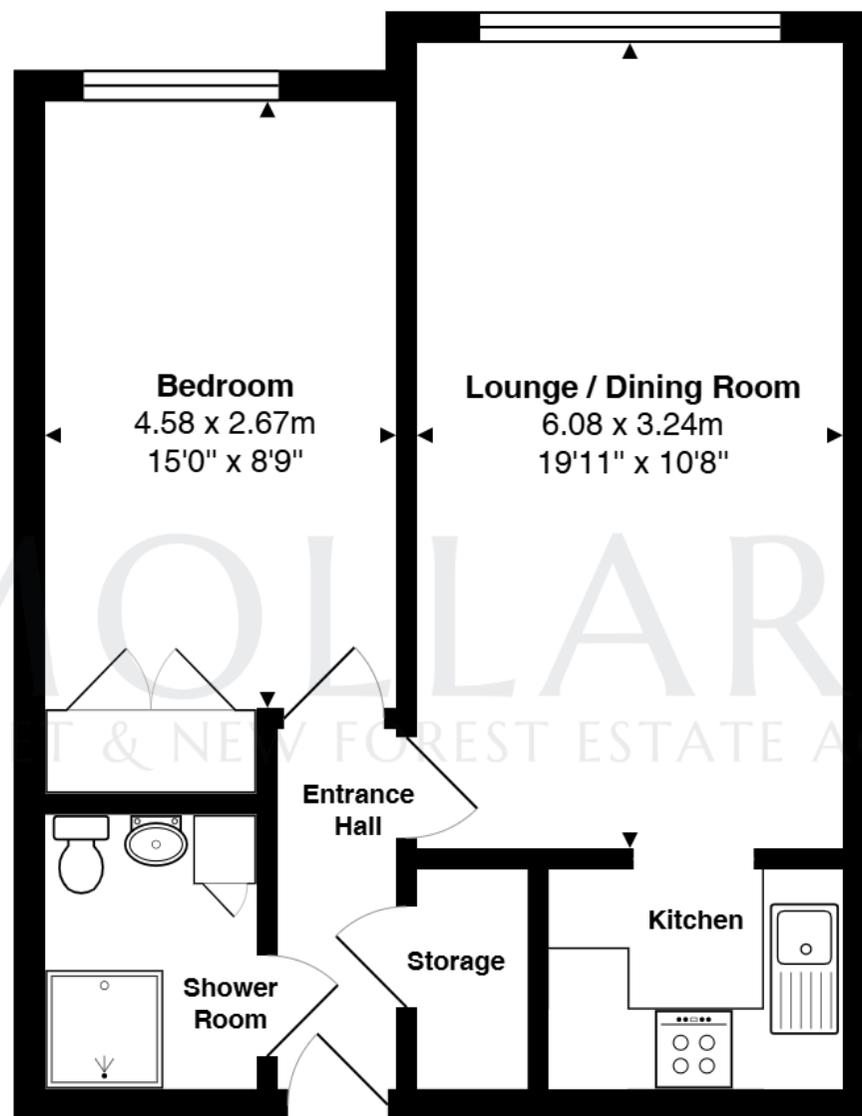


COMMUNAL LAUNDRY



RESIDENT & VISITOR OFF ROAD PARKING

FLOORPLAN



First Floor

Total Area: 46.7 m² ... 503 ft²

Floorplan for display purposes only. Not to scale. All measurements are approximate.



Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
 01202 80 50 90 ▪ hello@mollaro.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 79 | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Registered in England & Wales Company No. 14891790. PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.