

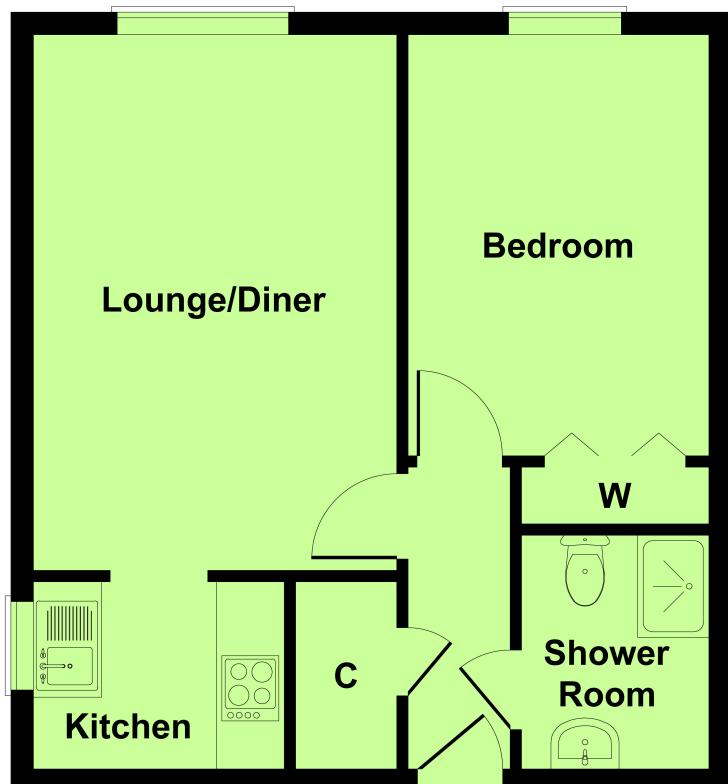
Flat 31 Homecorfe House
22 Wentworth Drive
Broadstone BH18 8EG

Price **£125,000** Leasehold



A ONE DOUBLE BEDROOM FIRST FLOOR
RETIREMENT FLAT SITUATED CLOSE
TO BROADSTONE'S SHOPS AND OFFERED
TO THE MARKET WITH NO FORWARD CHAIN.

Approximate Gross Internal Area
409 sq ft - 38 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



* **ENTRANCE HALL 8'5" x 3'2" (2.59m x 0.97m)**

* **SITTING ROOM 15'5" x 10'5" (4.72m x 3.19m)**

* **KITCHEN 7'2" x 5'6" (2.19m x 1.71m)**

* **BEDROOM 12'2" x 8'8" (3.71m x 2.68m)**

* **SHOWER ROOM 6'7" x 5'5" (2.04m x 1.67m)**

* **ELECTRIC HEATING**

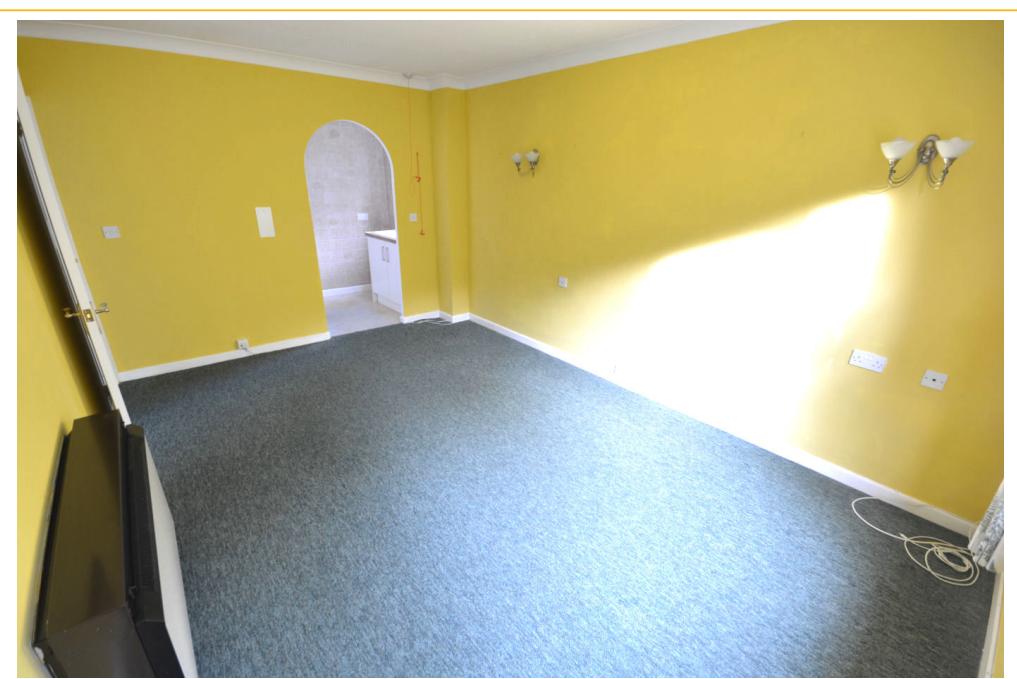
* **DOUBLE GLAZING**

* **WELL MAINTAINED COMMUNAL GARDENS**

* **COMMUNAL RESIDENTS LOUNGE**

* **LAUNDRY ROOM**

* **LIFT TO ALL FLOORS**







ABOUT THIS PROPERTY

The timber front door with spyhole gives access into the entrance hallway which has alarm pull cord, door entry phone system, loft access via a hatch and sizeable storage cupboard. The light and airy sitting room has TV point, telephone point, wall mounted electric heater and window overlooking the communal gardens. The kitchen has window to side aspect, range of wall and floor mounted cupboards, roll top work surfaces, fully tiled walls, single sink with drainer and mixer tap and space for tall fridge/freezer and oven.

The bedroom has window overlooking the communal gardens, TV point, wall mounted electric heater and fitted wardrobes. The modern fitted shower room has fully tiled walls and flooring, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with 'Triton' shower.

There are well tended communal grounds. Homecorfe House also benefits from a residents lounge, laundry room and guest facilities.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Turn immediately left along Station Approach and continue into Wentworth Drive. Homecorfe House can be found on the right hand side.

COUNCIL TAX: Band C BCP Council (Poole)

LEASE: 87 years remaining, we understand.

GROUND RENT: Currently £218.76 payable every six months, we understand.

SERVICE CHARGE: Currently £1444.57 payable every six months, we understand.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON**.

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.

PRIVACY POLICY

Please see our website for further details.

REF: R2057