



**Homeview House, Seldown Road  
Poole, Dorset, BH15 1TT**

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## Leasehold Price £112,000

A well presented 1 bedroom ground floor retirement apartment which has recently been refurbished to include, a new bathroom, new carpets and has been decorated throughout to a high standard. The flat also has access to the communal garden from the lounge, offering a spacious feel with plenty of storage space. This superb town centre apartment is for 55s and over and is located opposite Poole Park, just a few hundred yards from Poole Town Centre. Benefits include gas central heating security entryphone system, passenger lift. and double glazing.

- Recently refurbished 1 bedroom ground floor apartment with access to communal grounds
- The flat offers a new shower room, new carpets, new worktops, tiles and flooring in the kitchen and has been decorated throughout
- Kitchen includes a stylish range of white units with a complimentary work top, cooker and fridge
- Double glazing & gas central heating
- Communal parking areas
- Homeview House was built in 1970 and consists of 1 block of 56 apartments, set over 3 floors with security entryphone systems and passenger lifts
- Communal laundry room, lounge & kitchenette
- Guest room available from £20 per night
- 24 hour careline
- Various communal activities including Bingo, Keep fit, coffee mornings, art & craft classes and fish and chips lunch and seasonal celebration lunches and dinners
- Very friendly current house manager Jenny Lucas works from 8.30am to 4.30pm, 5 days a week. She organises afternoon teas and trips out

The property is ideally located to enjoy the amenities that Poole has to offer with the town centre just half a mile away. The Lighthouse Theatre is just around the corner and is very popular with all the residents. If you require transport, the circular bus route stops opposite the flat. The public swimming pool and Poole Hospital are within 500m. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and they are linked by a waterside footpath.

Term of Lease: 59 years remaining

Maintenance Charges: Approximately £992 Every 6 months

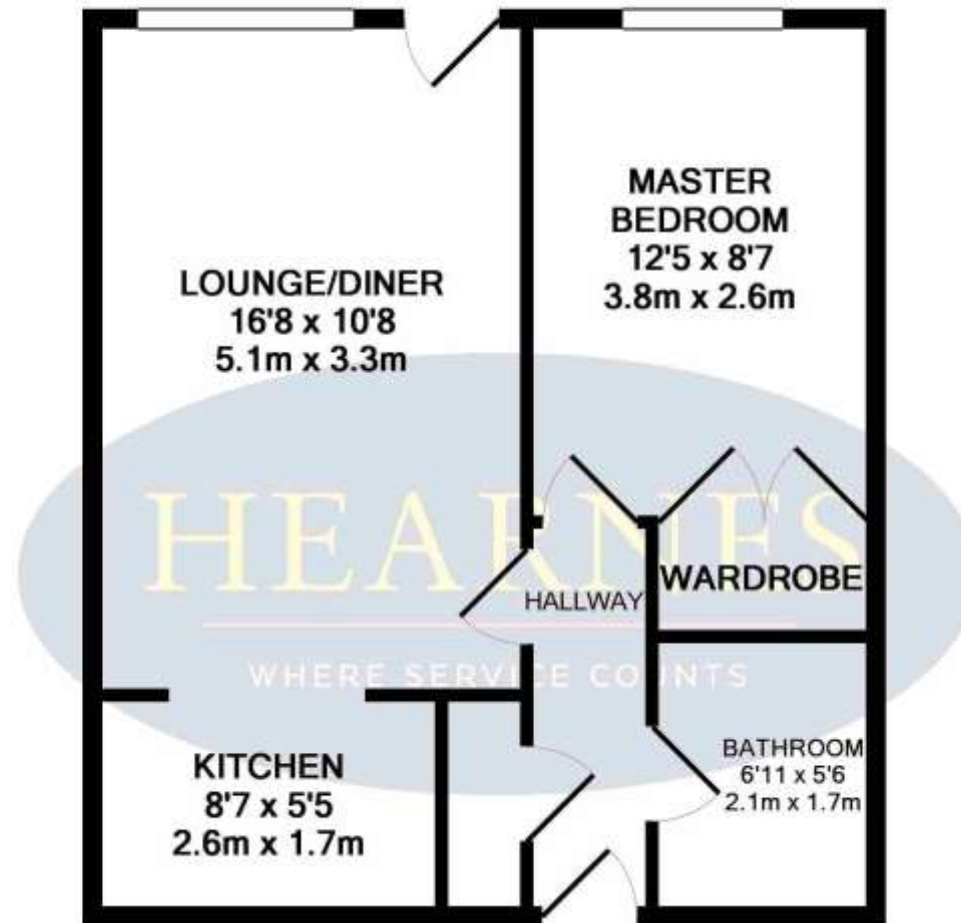
Ground Rent: £214 every 6 months

COUNCIL TAX BAND: A

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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