GREYS

ESTATE AGENTS









Homelake House, 40 Station Road, Ashley Cross, Poole, BH14 8UG

Asking Price £55,000

- One Double Bedroom
- Age Restricted For Over 60's
- Residents Parking
- Communal Lounge & Laundry Room
- No Forward Chain
- 1st Floor Retirement Flat
- Prime Ashley Cross Location
- Secure Entry Phone
- On - Site Managers
- Early Viewing Strongly Advised

444 Ashley Road, Parkstone, Poole, Dorset, BH14 0AA
01202 749390

parkstone@greysestateagents.co.uk
www.greysestateagents.co.uk

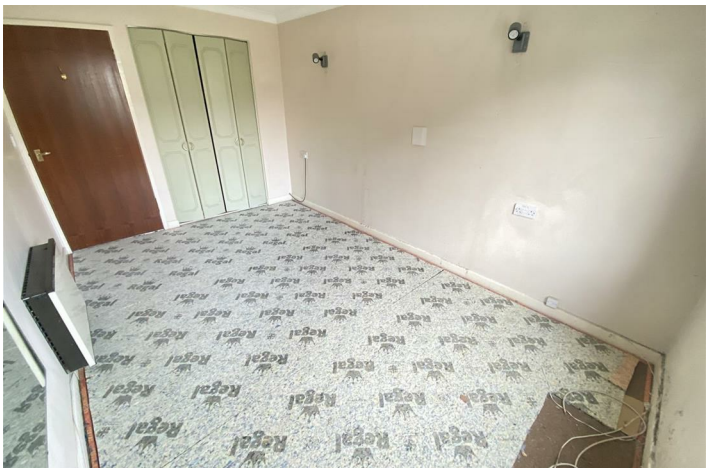
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RETIREMENT FLAT FOR THE OVER 60's SITUATED IN THE HEART OF ASHLEY CROSS / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this first floor retirement flat situated in the sought after Homelake House development, situated opposite Ashley Cross Green. In need of general updating the property currently comprises: One double bedroom, lounge, kitchen and bathroom. Other benefits include UPVC double glazing, electric heating, secure phone entry system / careline type system, on site managers, communal lounge with kitchen and laundry room, guest suites, communal gardens and residents parking. For further information, or to arrange a viewing, please contact Greys of Parkstone.

1 1 1 B

Council Tax Band: B







Entrance Hall

Lounge
17'0" x 10'2" (5.2m x 3.1m)

Kitchen
7'2" x 5'2" (2.2m x 1.6m)

Bedroom
13'9" x 8'6" (4.2m x 2.6m)

Bathroom
6'10" x 5'2" (2.1m x 1.6m)

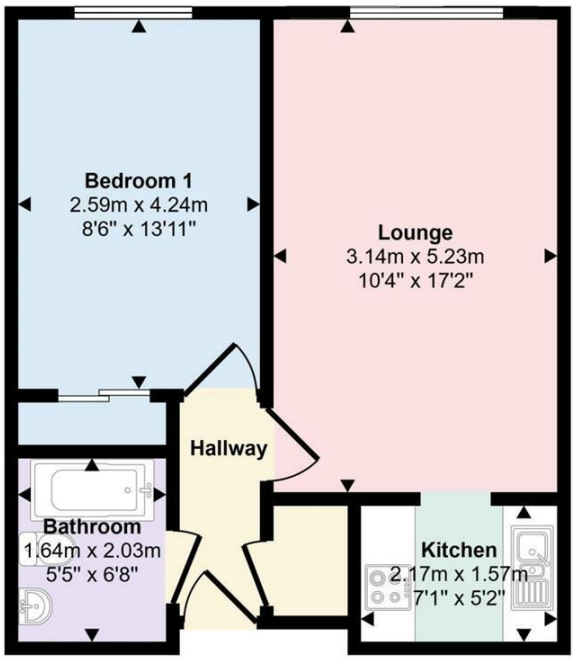
Lease - 99 years from 1 September 1985

Ground Rent
£255.63 (paid 6 monthly)

Service Charge
£1,864.30 (paid 6 monthly) to include, lift maintenance, gardening, building insurance, water and sewerage rates, house managers wages, heating and cleaning in communal areas, maintenance of the resident's lounge, communal laundry and general maintenance of the property, window cleaning, warden monitoring, accountancy charges, call mor

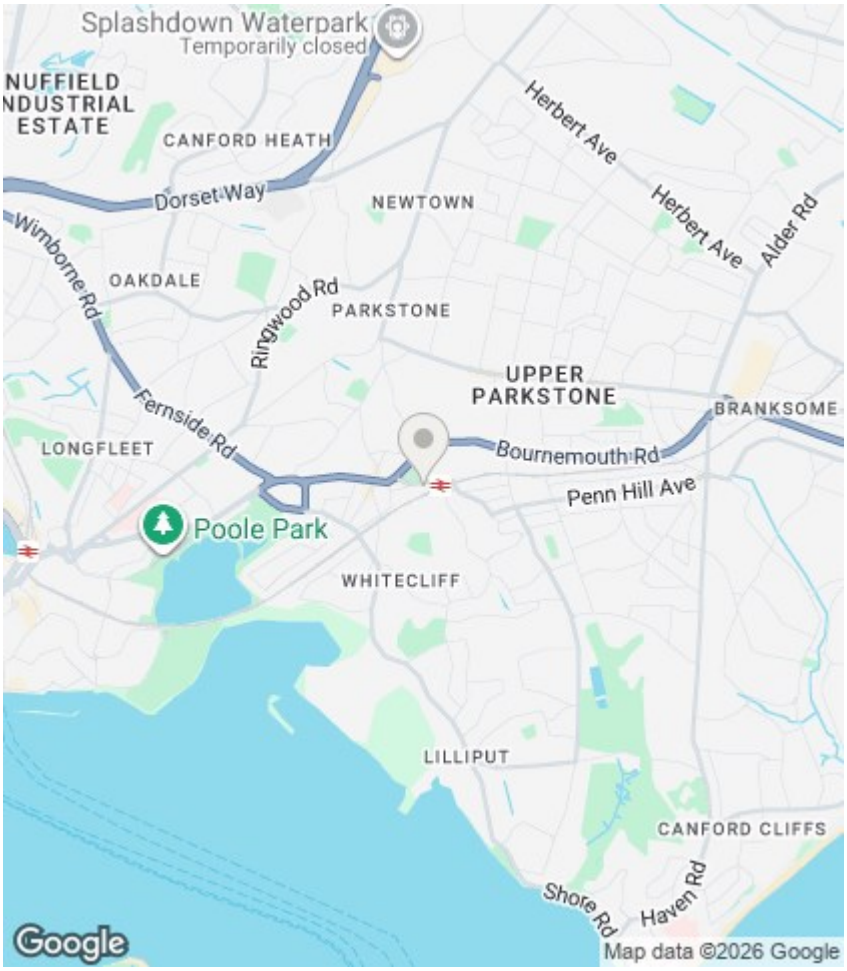
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Approx Gross Internal Area
41 sq m / 439 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents Note

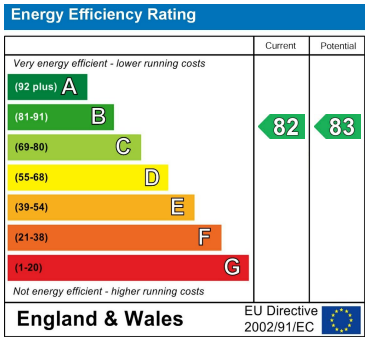
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

B



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