



## 65 Homelake House, Station Road, Ashley Cross BH14 8UH

A one bedroom retirement apartment forming part of the popular Homelake House development situated in the heart of Ashley Cross. The property enjoys a south facing aspect with views over the communal gardens and harbour glimpses. Offered for sale with no forward chain.

**EPC: 83 Council Tax Band: B Price: £80,000 Leasehold**









## Key Features

- ONE BEDROOM RETIREMENT FLAT
- 17' LOUNGE/DINER
- KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- BATHROOM
- SITUATED WITHIN THE HEART OF ASHLEY CROSS
- HARBOUR GLIMPSES FROM LOUNGE AND BEDROOM
- RESIDENTS' LOUNGE, LAUNDRY, HOUSE MANAGER, GUEST SUITE, 24 HOUR CARELINE
- VACANT POSSESSION
- UNEXPIRED LEASE TERM 65 YEARS

## The Property

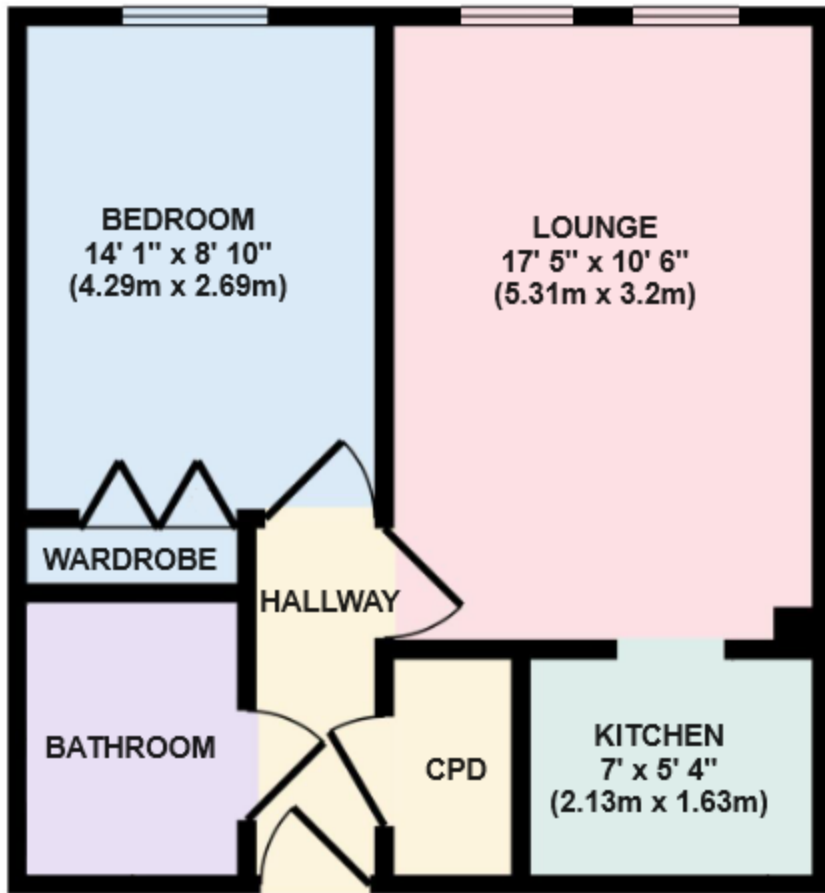
The property is approached via a secure communal doorway which opens into the main foyer with lift and stairs to all floors. Flat 65 can be found on the second floor.

The front door opens into a hallway which has a large full height storage cupboard with fitted shelving. Leading from the hallway is a 17' south facing lounge/dining room with two large picture windows overlooking the pretty communal gardens with glimpses towards Poole Harbour. An archway leads through to the kitchen which is fitted with a simple range of built in drawers and cupboards, stainless steel sink, electric oven and ceramic hob. The

bedroom is a good size double room with a south facing window overlooking the communal gardens with harbour glimpses and also has a built in double wardrobe. The bathroom is fitted with a coloured suite comprising was hand basin, WC and bath with electric shower.

Homelake House offers a range of facilities for residents' use and these include a large lounge on the lower ground floor with a sun terrace leading onto the well kept communal gardens with parking on a first come first served basis.

The Service charge is £2,200 p.a.and ground rent is £550 p.a.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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