

**Flat 56 Homelake House,
40 Station Road, Ashley Cross, Poole,
BH14 8UH**

**£109,500
Leasehold**



Nicely positioned within the popular Homelake House development, this beautifully presented purpose built first floor retirement apartment provides a very pleasant outlook over Ashley Cross Green. The accommodation comprises of a dual aspect 17ft approx. lounge/dining room, stylish modern fitted kitchen, double bedroom with built-in wardrobe and luxury fitted shower room. There is UPVC double glazing, electric heating and an Apollo security entry phone/emergency call system (care line). There is also excellent communal facilities to include a residents lounge, laundry room, guest suits, plus residents parking on a first come first served basis and a mobility scooter store. No Forward Chain.

ENTRANCE VIA: UPVC double glazed automatic communal door leads through to the:

LOBBY With wall mounted security entry phone system. This then leads through to the:

COMMUNAL HALLWAY Stairs and lift lead up to the first floor, which in turn gives access to the front door with spy hole and into the:

ENTRANCE HALLWAY Coved and textured ceiling, mains operated smoke detector, light point, emergency pull cord and intercom system, cupboard housing the hot and cold water tanks, electric fuse board and slatted shelving for linen storage. Doors lead off to the:

LOUNGE / DINING ROOM 17' 6" x 10' 0" (5.33m x 3.05m) A light bright room enjoying a dual aspect with coved and textured ceiling, two wall mounted lights, two UPVC double glazed tilt and turn windows to the side and front aspects providing views over Ashley Cross Green, electric heater, T.V and telephone points, space for table and chairs. Archway gives access through to the:

KITCHEN 7' 3" x 7' 0" (2.21m x 2.13m) A stylish modern fitted kitchen comprising a range of cream fronted wall and base units with matching soft close drawers, square edge work surfaces incorporating a stainless steel one and a half bowl drainer sink with mixer tap, integrated NEFF four ring electric induction controlled hob with extractor canopy above. To the side there is a fan assisted oven with grill and a hide and slide glass oven door, part tiled walls, coved and smooth set ceiling with light point, UPVC double glazed tilt and turn window providing views over Ashley Cross Green, lino flooring.

BEDROOM 14' 3" x 8' 10" (4.34m x 2.69m) Smooth set and coved ceiling, UPVC double glazed tilt and turn window providing views over Ashley Cross Green, two wall lights, built in wardrobe with bi-folding doors, shelving and hanging space, telephone point, wall mounted electric heater.

SHOWER ROOM 7' 0" x 5' 1" (2.13m x 1.55m)

A luxury fitted shower room comprising of an oversized walk-in shower with mains operated shower head and separate shower attachment, glass shower screen with chrome trim, silver fronted control dials, fitted seat with handle, extractor fan, push button w.c with concealed cistern, vanity unit with large wash hand basin, white gloss fronted soft closing drawers below, chrome effect ladder style towel rail, tiled walls, smooth set ceiling with down-lighting, lino flooring.



OUTSIDE The development is set within very well maintained communal grounds with a patio area accessed from the residents lounge. We understand that there is parking on a first come first served basis along with a mobility scooter store with power.

LEASE INFORMATION Leasehold. We have been informed that there are approximately 60 years remaining.

SERVICE CHARGE We are informed by the vendor that this is £2,800 per annum paid half yearly.

GROUND RENT We believe is this is £522 per annum paid half yearly.

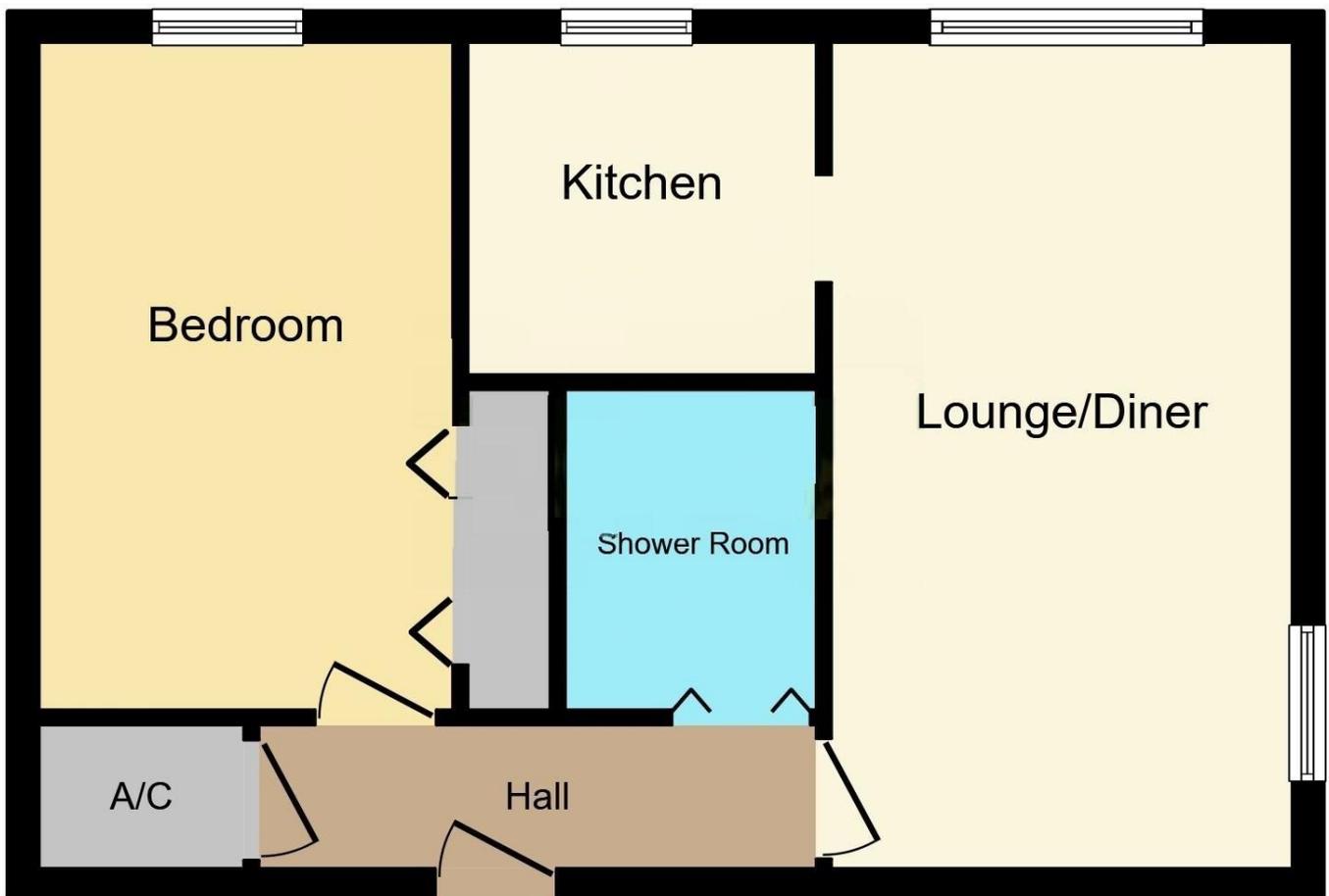
COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 14922



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(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	



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