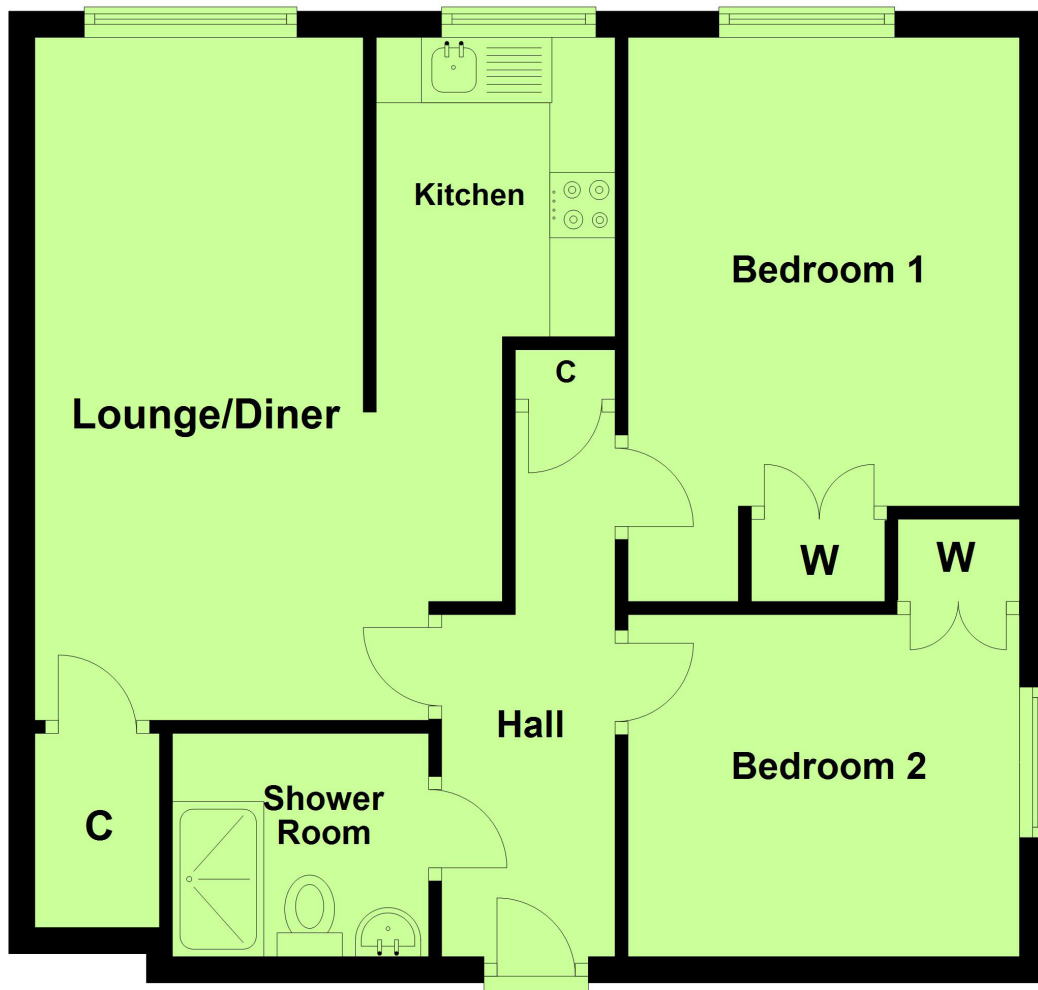


Flat 34 Homecorfe House
22 Wentworth Drive
Broadstone BH18 8EG

Price **£148,000** Leasehold



A RARELY AVAILABLE TWO BEDROOM
FIRST FLOOR RETIREMENT APARTMENT
OFFERED TO THE OPEN MARKET WITH
NO FORWARD CHAIN.



Total area: approx. 52.9 sq. metres (569.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
 Plan produced using PlanUp.

*** ENTRANCE HALLWAY 12'2" x 4'3" (3.72m x 1.31m)**

*** LOUNGE/DINING ROOM 17'2" x 11'9" (MAXIMUM) (5.24m x 3.63m)**

*** KITCHEN 9'2" x 5'9" (2.8m x 1.8m)**

*** BEDROOM ONE 14'3" x 10'5" (4.36m x 3.2m)**

*** BEDROOM TWO 10'6" x 8'6" (3.23m x 2.62m)**

*** SHOWER ROOM 6'9" x 5'3" (2.1m x 1.62m)**

*** UPVC DOUBLE GLAZED**

*** ELECTRIC HEATING**

*** DOOR ENTRY PHONE SYSTEM**

*** COMMUNAL LOUNGE AND LAUNDRY ROOM**

*** RESIDENTS PARKING**

*** COMMUNAL GARDENS**

*** CLOSE TO BROADSTONE SHOPS**







(RESIDENTS LOUNGE)

ABOUT THIS PROPERTY

The timber door with spyhole leads through to the entrance hallway which has wall mounted electric heater, telephone point, alarm pull cord, door entry phone system and useful storage cupboard. The light and airy lounge/dining room has window to side aspect, sizeable walk in storage cupboard with hot water tank, TV point, wall mounted electric heater and archway leading through to the kitchen which has window to side aspect, range of floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap, nest of three drawers, space for fridge and integrated appliances to include oven and four ring ceramic hob above.

Bedroom one has window to side aspect, telephone point, wall mounted electric heater, two wall mounted light points and fitted wardrobe with double opening doors. Bedroom two has window to front aspect, wall mounted electric heater and built in wardrobe with double opening doors. The shower room has towel ladder radiator, fully tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC and walk in shower with 'Mira' shower.

There are well tended communal gardens and residents parking.

DIRECTIONS:

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

COUNCIL TAX: Band DBCP (Poole) Council.

LEASE: 125 years from 1987

GROUND RENT: We understand the Ground Rent is £273.45 payable every six months.

SERVICE CHARGE: We understand the Service Charge is £2275.95 payable every six months.

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: R1575