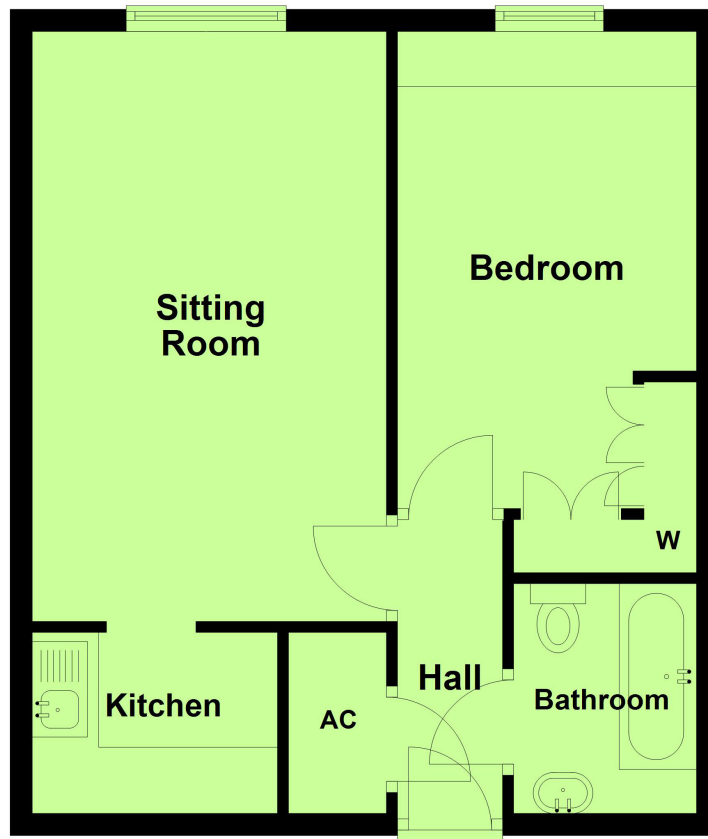


Flat 25 Homecorfe House  
22 Wentworth Drive  
Broadstone BH18 8EG

Price **£135,000** Leasehold



A WELL PRESENTED WARDEN ASSISTED,  
ONE BEDROOM FIRST FLOOR APARTMENT  
WITHIN CLOSE PROXIMITY TO BROADSTONE'S  
SHOPS AND AMENITIES AND OFFERED  
FOR SALE WITH NO FORWARD CHAIN.

**First Floor**

**Total area: approx. 42.5 sq. metres (457.6 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 and 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**

**\* LOUNGE/DINING ROOM 17'4" x 10'5" (5.3m x 3.2m)**

**\* KITCHEN 7'2" x 5'2" (2.19m x 1.58m)**

**\* BEDROOM 13'8" x 8'9" (4.2m x 2.71m)**

**\* BATHROOM 6'8" x 5'3" (2.07m x 1.61m)**

**\* ELECTRIC HEATING**

**\* DOUBLE GLAZED WINDOWS**

**\* DOOR ENTRY PHONE SYSTEM**

**\* RESIDENTS LOUNGE AND GUEST ROOM**

**\* COMMUNAL LAUNDRY ROOM**

**\* WELL MAINTAINED COMMUNAL GARDENS**

**\* LIFT TO ALL FLOORS**

**\* CLOSE TO BROADSTONE SHOPS**









**RESIDENTS LOUNGE**



**ABOUT THIS PROPERTY**

Lift and stairs from the communal entrance hall to the first floor. Hardwood front door to the hallway with access to loft space and built in storage cupboard. The spacious lounge/dining room has a wall mounted electric heater, far reaching view and archway to the modern fitted kitchen which has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, space for upright fridge/freezer, double oven with four ring burner electric hob and roll top work surfaces.

The bedroom has a range of fitted wardrobes and drawers, wall mounted electric heater and far reaching view. The bathroom comprises panel enclosed bath with twin taps and wall mounted electric shower, low level flush WC, wash hand basin with twin taps and vanity unit beneath, fitted mirror, fully tiled walls and extractor fan.

There are well tended communal grounds which are predominantly laid to lawn. Homecorfe House also benefits from a residents lounge, laundry room and a number of guest bedrooms.

**DIRECTIONS:**

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

**COUNCIL TAX:** Band C BCP Council (Poole)

**LEASE:** 87 years remaining, we understand.

**GROUND RENT:** Currently £240.63 payable every six months, we understand.

**SERVICE CHARGE:** Currently £2166.86 payable every six months, we understand.

**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: R2027**