



# Homeview House

A 1 BEDROOM GROUND FLOOR RETIREMENT APARTMENT  
EPC Rating: C

**£115,000 (Leasehold)**



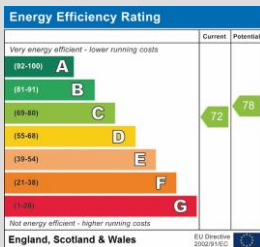


## Seldown Road, Poole BH15 1TT

A 1 BEDROOM GROUND FLOOR RETIREMENT FLAT WITH DIRECT GARDEN ACCESS. Situated in this popular development within walking distance of Poole Town Centre.

- Close to Poole Town Centre & Poole Park
  - Hand pull cords in all rooms
    - House manager
  - Excellent communal facilities
  - No forward chain • View to appreciate

Ref: 876984



### Property Description

Goadsby are delighted to be offering this well presented one bedroom ground floor retirement apartment with direct access to the communal gardens.

The property offers a double sized main bedroom with fitted storage and views out onto the communal grounds. The spacious bathroom/wet room comprises a shower facility with chair, alongside matching WC and hand wash basin.

The lounge diner is light and airy, boasting direct access out onto the communal grounds. This then flows into the kitchen offering matching cupboards at both foot and eye level, also benefitting from an integrated stainless steel sink unit.

This property offers excellent accommodation and is well situated in block benefitting from a south west facing patio area.

### Homeview House

The apartments offer independent living within walking distance of Poole Town Centre, Bus Station and Poole Park. Homeview House also benefits a number of facilities including Residents Lounge, Laundry Room and Communal Gardens. The strong community feel and close proximity to town, makes the block one of the most sought after retirement developments in Poole.

### Directions

Proceed from Poole Bus Station along Mount Pleasant Road and take the first left into Seldown Lane. Turn right at the T-Junction and Homeview House can be found on the right hand side.

### Property Measurements

Lounge/Diner 5m (16'5) x 3.29m (10'10)

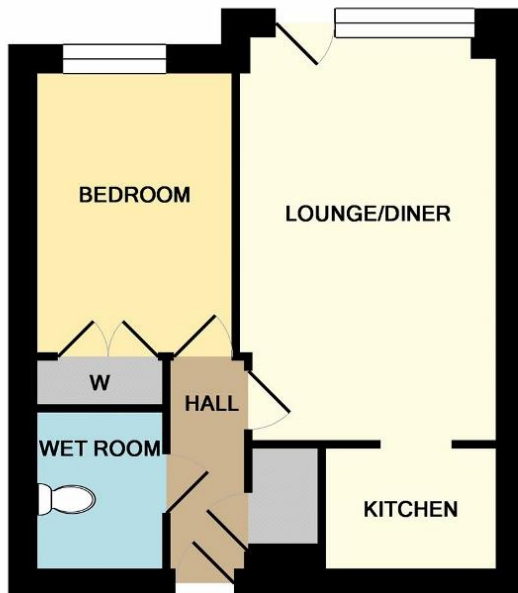
Kitchen: 2.25m (7'5) x 1.66m (5'5)

Bedroom: 3.54m (11'7) x 2.61m (8'7)

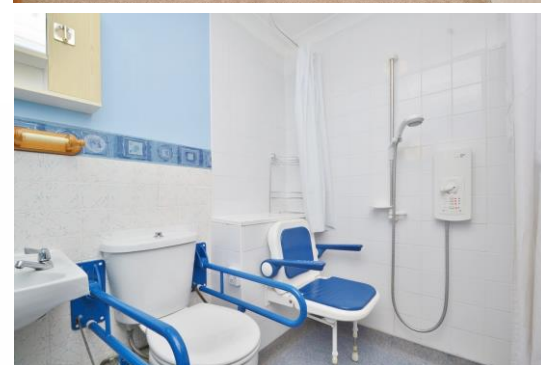
Bathroom: 2.08m (6'10) x 1.67m (5'6)

### DRAFT DETAILS

We are awaiting verification of these details by the seller(s).



This Floor Plan is for guidance only and is NOT to SCALE  
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PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

Brochure prepared by James Silverton

POOLE  
245 High Street North,  
Poole, Dorset. BH15 1DX

t: 01202 673375  
e: poole@goadsby.com



goadsby.com