

Greenhaven, 1-5 Lindsay Road, Poole, BH13 6FF



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What it's got.

If you are looking to retire in luxury then this ground floor apartment could be the one! Starting off with its handsome exterior comprising of two small linked contemporary blocks where you will find the main entrance. Here you will find the modern residents lounge, where daily events and gatherings are held and the guest suite which can be reserved for visiting friends and family.

Our apartment can be found at the rear of the right hand block accessed through the glass passage. Adjacent to our entrance door there is a large utility cupboard for the washing machine, water heater and water softener unit.

Leading on to the open plan living room with a modern fitted kitchen. This is an adaptable space for lounge & dining furniture, the single door with side window gives access to the patio area and allows you to enjoy watching local wildlife and seeing the seasonal woodland changes on your doorstep. Returning to the hallway there is a shower room adjacent to the second bedroom currently used as a Hobby room. At the end of the hall, the Master bedroom benefits with a huge walk-in wardrobe with fitted units, and lovely stylish ensuite shower room, with a linen cupboard.

The grounds of Greenhaven are beautifully manicured and maintained with various outdoor seating areas and pleasant walk through the woodlands.

The visitors and residents parking is located at the front. Parking spaces can be purchased for approx. £10,000

Please note the development is for over 60 years of age.





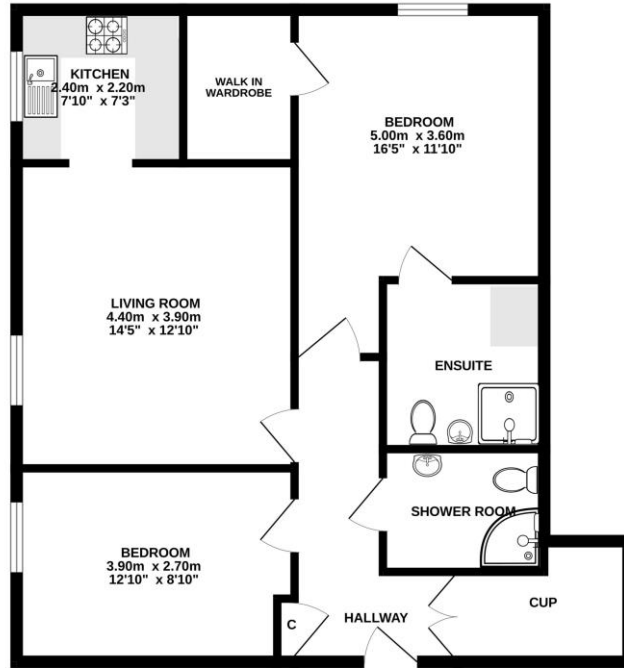
What the owner says.

Greenhaven is a unique Architecturally Designed building which attracted us down from Northumberland to become the first home owners. Over the past two years the residents have arrived from over the UK joining our Community bringing with them their own interests and hobbies and quickly adjusting to their new lives in this lovely woodland setting. Our wonderful Manager looks after the complex during her working hours taking care of safety and smooth running so that residents no longer have to worry about window cleaning, garden maintenance etc. We can sit back and enjoy the tranquility of living at the top of Branksome Chine and watch the local wildlife here. With trains to London, a bus on the doorstep for a visit to the thriving local shops in Westbourne or a stroll around the corner to Penn Hill, Greenhaven is in an excellent location. The area is also well served by the NHS in the Local Hospitals supplemented by Medical Practices close by. Asking us for our views on 'Retirement Living' the best advice is plan ahead, declutter and only bring the minimum furniture required to fill your apartment, perhaps consider donating your surplus possessions to your Chosen Charity before moving, 'Keep Everything Simple' and enjoy contentment here.

Where it is.

Location, location, location! If you are looking for convenience or like our sellers not wishing to drive then you will love the location of this development. You can walk to the amenities including a Co-op and eateries of Penn Hill village. A bus route also takes you directly to Westbourne where you will find an array of shopping facilities, boutique shops, M&S and amenities. The award winning beaches of Branksome/ Canford Cliffs are within a mile.

ENTRY FLOOR
73.0 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. 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.
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Technical bits.

- Contemporary retirement home
- Approx 786 sq. ft of accommodation
- Leasehold – 999 years from 1st January 2020
- Service charge £4492.85 per annum
- Ground rent - £495, review date January 2035
- EPC rating – C
- Council tax band – E
- Two bedrooms and two bathrooms
- Ground floor apartment with patio area

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.