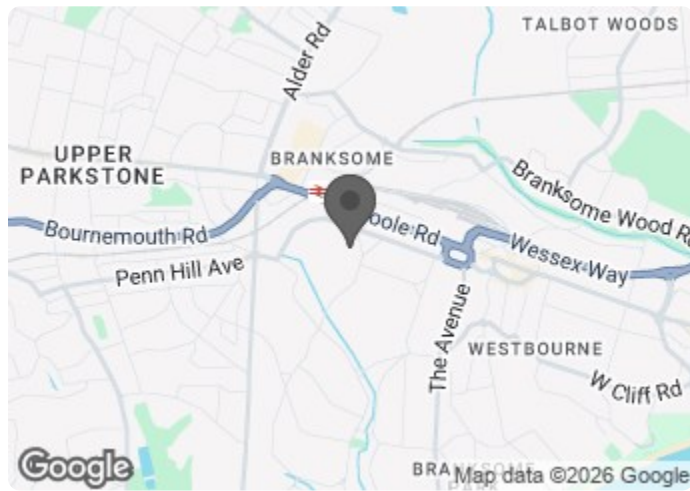


Total floor area 81.2 sq.m. (874 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## 38 Greenhaven

Lindsay Road, Poole, BH13 6FF



**Asking price £475,000 Leasehold**

NEW CARPETS THROUGHOUT in this lovely two bedroom, 2 bathroom Retirement Living Apartment. Benefitting from a WALK OUT BALCONY over looking the woodland beyond and ALLOCATED PARKING this apartment has to be viewed to be truly appreciated.

**Call us on 0345 556 4104 to find out more.**



# Greenhaven, Lindsay Road, Poole, Dorset

## BH13 6FF

### Greenhaven

Exclusively designed for the over 60s, this stunning development of 37 Retirement apartments located in Lindsay Road, Penn Hill. There is added support that comes from having a dedicated house manager. Offering everything you need to enjoy an active and independent retirement including a Communal lounge and beautiful landscaped Gardens. There is a 24 hour call system and you can book the guest suite for family or friends to stay.

Greenhaven is conveniently situated between the coastal towns of Poole and Bournemouth, charming woodlands border the rear of Greenhaven and the development is in the Branksome Park Conservation Area.

Every spacious apartment features stylish fixtures and modern features like Sky TV access points in the living room and main bedroom. There is a fully fitted kitchen with oven, hob and hood and double glazing as standard for warmth and energy efficiency.

### Entrance hall

A spacious hallway with meter cupboard and large Utility Cupboard Oak veneered doors giving the interior quality feel. Illuminated light switches in the bathroom, bedroom and hallway. Camera entry system for additional peace of mind.

### Utility cupboard

Walk in utility cupboard housing Bosch

washing machine/tumble dryer (Warranty extended to 2026).

### Living room patio doors to balcony

Spacious living room with double glazed french door that opens onto a spacious balcony area with plenty of space to sit and watch the birds inhabiting the Woodland Glade when its sunny. Situated at the rear of the devleopment.

### Kitchen

A modern kitchen with high gloss finish and a black composite sink. electric oven at waist-height and ceramic hob with extractor hood. Integrated fridge/freezer. Recently fitted dishwasher.

### Bedroom One

A spacious double bedroom with a walk in wardrobe that has plenty of hanging space and shelf space. The full height double glazed window allows views of the planted borders underplanted with spring bulbs. Separate door leading in to the En-suite shower room.

### En-Suite Shower Room

walk-in shower and glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor. Full height linen cupboard with slatted shelves provides additional storage.

### Bedroom Two

Full height double glazed window looks out onto a colourful garden bed with the Woodland beyond. Fully fitted walk in wardrobe.

## 2 bed | £475,000

### Shower room

Walk-in easy-access shower with a glazed screen. Vanity wash-basin with storage cupboard below and work surface, mirror and shaver point over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and fully tiled floor.

### Service charge

- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your property consultant or house manager.

### Leasehold

Lease Length: 999 years from the 1st January 2020

Ground rent: £495

Ground rent review date: January 2035

### Parking

This apartment benefits from allocated parking.

### Additional Information and Services

- Super Fast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

