



**Ground Floor**  
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>88</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 4 Waterman House

Macaulay Road, Broadstone, BH18 8AR



**Asking price £325,000 Leasehold**

BRIGHT & SPACIOUS one bedded GROUND FLOOR Retirement Apartment with direct access to a PATIO AREA from the living room.

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

# Macaulay Road, Broadstone, Dorset, BH18

## 8AR

### Waterman House

Constructed in mid-2018 by multiple award-winning retirement developer McCarthy and Stone, Waterman House occupies a fantastic location 0.2 mile walk from 'The Broadway' a busy hub of shops which provides everything from Coffee Shops, M&S Food Hall, Bakery to card shops and jewellers. An elegant suburb of Bournemouth and Poole, Broadstone is well known for its large recreational fields and natural features. Social activities are also a strong focal point of Broadstone which hosts an annual Christmas parade and also supports numerous clubs and societies including Broadstone Golf Club, Broadstone Tennis Society and Broadstone Horticultural Society. The British Legion's local offices, Wessex Bowling Club and Rotary Club are also located in Broadstone. In terms of local amenities, a large Tesco and ASDA can be found within 2 miles of the development while other local shops are found within the immediate vicinity. Travel links are also strong with Poole and Bournemouth both accessible via bus with the closest bus stop only 141 ft from our development. For nature lovers, a pleasant walk is available at Pocket Park 0.7 miles from the development and is popular with dog walkers, bird watchers and joggers.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies. parking is by annual permit for which there may be a waiting list. Charges apply please see the House Manager for details.

It's so easy to make new friends and to lead a busy and fulfilled life at Waterman House; there are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### The Apartment

A wonderfully presented one bedroom apartment which is conveniently located on the ground floor. There is direct access to a private patio from the lounge.

### Entrance Hall

A good-sized hall with space for typical hall furniture. Security intercom system that provides a direct link to the main development entrance door. Door to utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' unit. All other doors leading to the Living Room, Shower Room, and Bedroom.

### Living Room

A spacious room with modern wall mounted electric fire. Double glazed patio door allows access to a private patio area. TV, phone, and power points. Door leading to a modern kitchen.

### Kitchen

Quality range of soft white gloss-fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel chimney hood over, waist-level oven, and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## 1 bed | £325,000

### Bedroom

An excellent double bedroom with a double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving. TV, phone, and power points.

### Shower Room

With a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, large shower cubicle with a glazed screen, ladder radiator, ceiling spot lights, tiled walls and floor.

### Lease Information

Lease: 999 years from 1st Jan 2018  
Ground rent: £425 per annum  
Ground rent review date: 1 Jan 2033

### Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,802.97 per annum (up to financial year end 30/06/26).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is £250 per annum at present, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Additional Services and Information

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

