

Estate Agents



Auctioneers



Cranleigh Court, Cranleigh Road, Southbourne, BH6 5JZ

£125,000 - Leasehold

Over 55s Only | No Onward Chain | Close to Local Shops
Easy Access To Tuckton High Street | In need of Modernisation
Ideal Downsizing Opportunity

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This one-bedroom first-floor flat in Cranleigh Court is offered to the market with no onward chain and requires modernisation. It is conveniently located near Tuckton High Street, which features a variety of shops, cafes, and amenities, and is easily accessible to Christchurch Town Centre, where there are plenty of activities to enjoy. Additionally, it is just a short drive away from Southbourne Grove and award-winning beaches.

Access to the property is through a secure communal entrance, and once inside, you will find a hallway leading to all rooms. The bedroom is a good size, providing ample space for a bed, wardrobes, and a chest of drawers. The three-piece bathroom suite includes a basin, WC, and bathtub, as well as a window for ventilation. The lounge is also spacious and benefits from two windows, making it bright and airy. Beyond the lounge is the kitchen, which features an electric hob and oven, an extractor hood, and plenty of worktop and storage space. There is also loft space available for additional storage.

Outside are well kept communal gardens and visitor parking.

Tenure: Leasehold - 62 years remaining

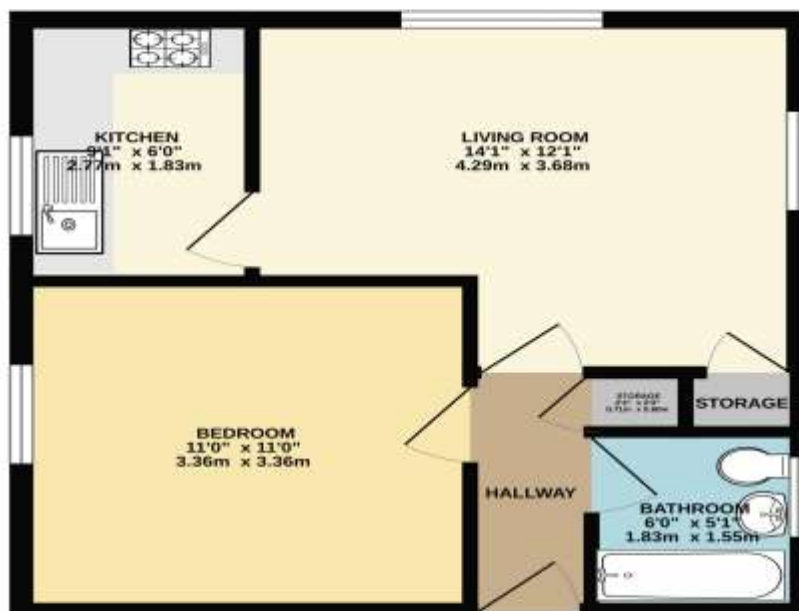
Service Charge: £2,282.47

Ground Rent: £40.00 per annum

EPC Rating: To be confirmed

Council Tax Band: A

FIRST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 377 sq.ft. (35.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors, windows and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, layout and appearance shown hereon are not guaranteed and are subject to change without notice.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.