



Rutland Manor, 319 Poole Road, Branksome, Poole BH12 1AB

Nicely positioned close to Westbourne and local amenities, along with excellent public transport lies this two double bedroom ground floor purpose-built apartment. There is spacious and well configured accommodation on offer with excellent size rooms throughout. The property requires complete modernisation, which we feel represents an ideal refurbishment project and is offered with no forward chain.

EPC: TBC **Council Tax Band:** B **Price:** £145,000 Leasehold

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Key Features

- PURPOSE BUILT GROUND FLOOR APARTMENT
- ENTRANCE HALLWAY
- 16ft APPROX. LOUNGE/DINING ROOM
- GENEROUS SIZE KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- EXCELLENT LOCATION CLOSE TO WESTBOURNE, LOCAL AMENITIES & PUBLIC TRANSPORT
- SUB-LETTING PERMITTED
- LEASE: 142 YEARS REMAINING. SERVICE CHARGE £1168.38 P.A. GROUND RENT N/A
- NO FORWARD CHAIN

The Property

A communal door with wall mounted security entry phone system leads into the communal hallway, which then provides access to the personal front entrance door.

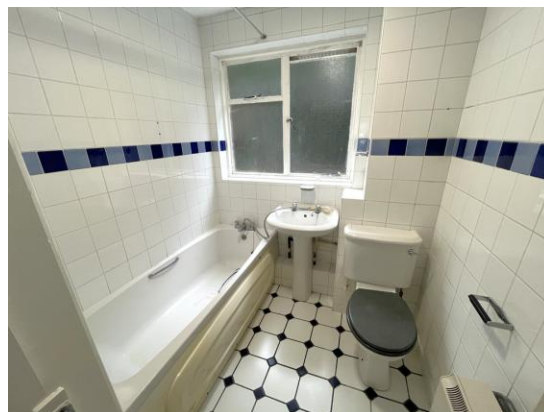
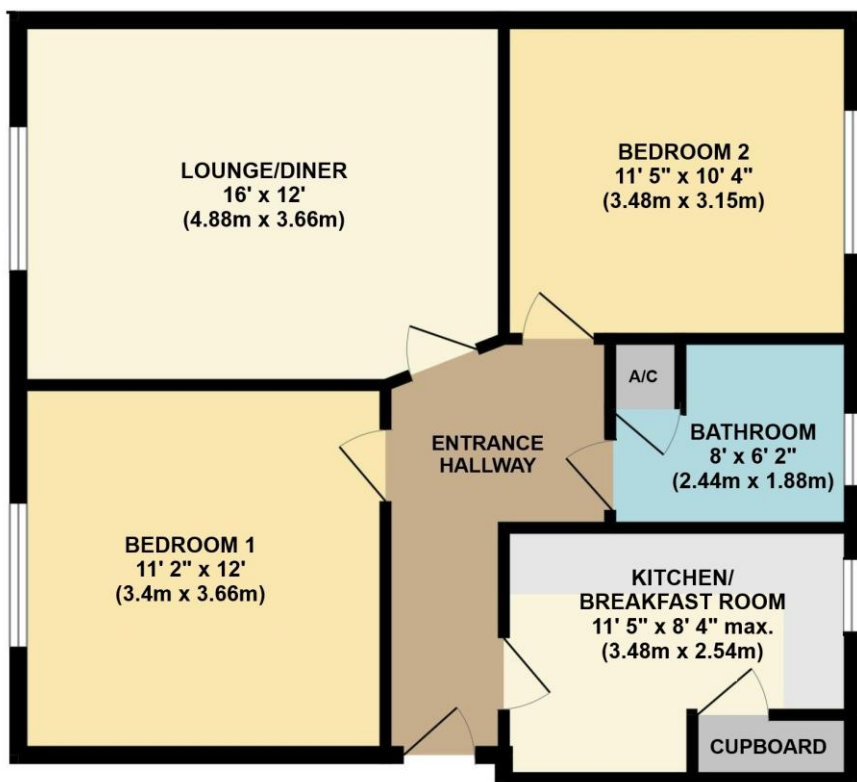
Upon entering there is a good size entrance hallway with doors leading off to all rooms. To the front there is a spacious lounge/dining room with a large picture window and there is ample space for sofas and a dining table.

The kitchen is a very generous size providing space for a table and chairs and there is also a storage cupboard. The two double bedrooms and bathroom

complete the accommodation.

The development is set within well maintained communal grounds and lies on the doorstep of Westbourne with its fashionable bars, bistros, cafes, boutiques and M&S Foodhall. There is excellent public transport outside and located a short walk away you will find a Tesco Extra Supermarket.

Outside there are well-maintained communal grounds and we understand that a service road adjacent to the development provides parking on a first come first served basis.



SPACE FOR EPC GRAPH

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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