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PURPOSE BUILT FLAT

£247,500



Dunvegan Court, 73 Surrey Road, Poole, BH12 1HH

- **First Floor Purpose Built**
- **75 Square Metres**
- **Three Bedrooms**
- **Modern Kitchen/Diner**
- **Bathroom & En-Suite**
- **Views of Coy Pond**
- **Chain Free**

- **Leasehold**
- **109-Years Remaining**
- **Maintenance £1637 pa**
- **Ground Rent £200 pa**
- **EPC B-Rating**
- **Council Tax Band D**
- **Allocated Parking**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Dunvegan Court, 73 Surrey Road, Poole, BH12 1HH:

Communal entrance leading to stairs and landings. The flat lies on the first floor.

Entrance Lobby: Having plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect and single panelled radiator. Door gives access through to:

Entrance Hallway: Being L-shaped with plain coved ceiling, recessed down lighting and mains wired smoke detectors. Entry phone receiver and single panelled radiator. Cloaks cupboard with electric meter and fuse board. Double storage cupboard with shelving and additional shelved cupboard.

Lounge Reception: **15' 3 x 14' 2 / 4.65m x 4.32m (approx')**. Having plain coved ceiling with ceiling light point and three wall light points. UPVC double-glazed window to rear aspect and UPVC double-glazed casement doors to Juliet balcony with views of Coy Pond and green space park land. Double panelled radiator, television/media point and telephone point. Door leads to:

Kitchen / Diner: **10' 2 x 8' 9 / 3.10m x 2.67m (approx')**. Having plain coved ceiling with recessed down lighting and mains wired heat detector. UPVC double-glazed window to rear aspect and feature corner bay window. A range of wall and base mounted units with underlighting and work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven and four burner gas hob with cooker hood over. Integrated washer drier and integrated fridge/freezer. Splash back tiling and double panelled radiator. Wood laminate flooring.

Bedroom One: **11' 5 x 10' 5 / 3.48m x 3.18m (approx')**. Having plain coved ceiling with ceiling light point. Feature triangular UPVC double-glazed bay window to front aspect. Double panelled radiator. Fitted double wardrobes with hanging rail and shelved storage. Door leads through to:

En-Suite Shower Room: **7' x 5' 6 / 2.13m x 1.68m (approx')**. Having plain coved ceiling with ceiling light point. Full height frosted window to front aspect. Corner shower with thermostatic shower valve. Close coupled WC and pedestal wash hand basin. Tiled walls, tiled flooring, single panelled radiator & combined light/shaver point.

Bedroom Two: **10' 1 x 7' 1 / 3.07m x 2.16m (approx')**. Having plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator. Fitted wardrobe with hanging rail and shelved storage.

Bedroom Three: **8' 9 x 7' 1 / 2.67m x 2.16m (approx')**. Plain coved ceiling, ceiling light point & UPVC double-glazed corner bay window. Single panelled radiator.

Bathroom: **7' 1 x 5' 4 / 2.16m x 1.63m (approx')**. Having plain coved ceiling with recessed down lighting and fitted extractor. Panelled bath with shower mixer tap. Concealed cistern WC and pedestal wash hand basin with mixer tap. Tiled walls, tiled flooring, single panelled radiator and combined light and shaver point.

Outside: The property sits in well maintained and well-presented communal grounds with one allocated parking space. Direct gated access to Coy Pond and footpaths to Bournemouth Gardens and Town Centre.

Tenure: Leasehold – 109-years remaining

Charges: £1,637.64 per annum to include buildings insurance, reserve fund and communal internal and external maintenance.

Ground Rent: £200 per annum



