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Sales, Lettings & Block Management

TWO BEDROOM FLAT For The Over 60's

GUIDE PRICE:

£75,000



Leonard Hackett Court, St Winifreds Rd, Bournemouth, Dorset, BH2 6PR

- * **THIRD (TOP) FLOOR LIFT SERVED FLAT FOR THE OVER 60's** *
- * **60 Sq' M * TWO BEDROOMS * DUAL ASPECT LOUNGE / DINER** *
- * **SEPARATE KITCHEN * BATHROOM FACILITY** *
- * **ENTRY PHONE * GCH & UPVC D/G * CARELINE SERVICE** *
- * **70 / 30 EQUITY OWNERSHIP * COMMUNAL GARDENS**
- * **CLOSE TO PARK LAND AT MEYRICK PARK * VACANT & CHAIN FREE** *
- * **REQUIRES UPDATING THROUGHOUT INTERNALLY** *

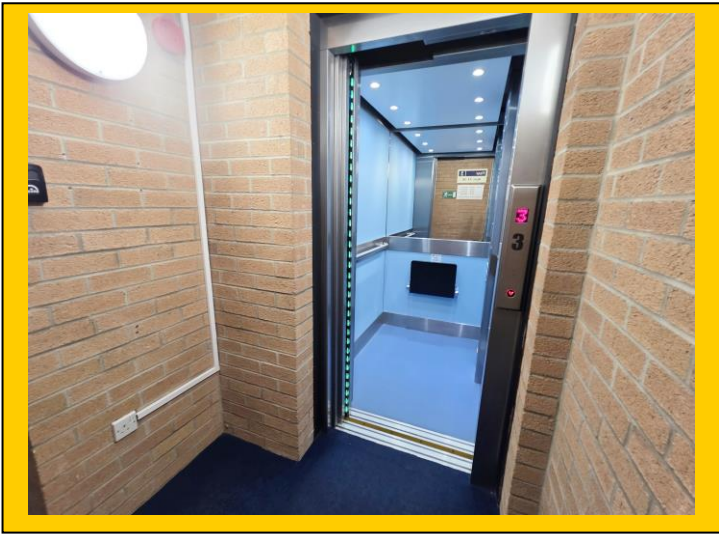
158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

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.

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Communal entrance leading to stairs, lift and landings, the flat lies on the third (top) floor. Front door leads into:

<u>Entrance</u>	Coved and textured ceiling, two ceiling light points and mains wired smoke detector. Entry phone, single panelled radiator and 'Careline' pull cord.
<u>Hallway:</u>	Central heating thermostat, storage recess and hatch giving access to loft.
<u>Walk-in Storage:</u>	Housing electrics fuse board.
<u>Airing Cupboard:</u>	Housing pre-lagged hot water cylinder tank with shelved storage over.
<u>Lounge / Diner:</u>	<u>16' 4 x 12' / 4.98m x 3.66m (approx').</u> Having coved and textured ceiling with ceiling light point. UPVC double-glazed windows to front and side aspects. Double panelled radiator and further single panelled radiator. Television point and telephone point.
<u>Kitchen:</u>	<u>12' 11 x 6' 10 / 3.94m x 2.08m (approx').</u> Coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for electric oven. Space and plumbing for washing machine and slimline dishwasher. Space for fridge/ freezer. Splash back tiling. Wall mounted gas central heating boiler.
<u>Bedroom One:</u>	<u>13' x 10' 1 / 3.96m x 3.07m (approx').</u> Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted wardrobe.
<u>Bedroom Two:</u>	<u>11' x 6' / 3.35m x 1.83m (approx').</u> Coved textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.
<u>Bathroom:</u>	<u>6' 9 x 5' 8 / 2.06m x 1.73m (approx').</u> Textured ceiling, ceiling light point and extractor. Concealed cistern WC, vanity unit with inset wash hand basin. Panelled bath. Low level WC, wash hand basin and double panelled radiator.
<u>Further Information:</u>	The property is owned on a 70% / 30% basis with no rent payable on the 30% share. A minimum age restriction of 60+ years applies. https://www.anchorhanover.org.uk/our-properties/leonard-hackett-court-bournemouth
<u>Outside:</u>	The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Resident and visitor parking (non allocated).
<u>Tenure:</u>	Leasehold (lease extension in hand for a term of 990-years)
<u>Ground Rent:</u>	Nil
<u>Maintenance:</u>	£4,867.44 per annum (£405.62 per month). This includes - Water, Sewage, Reserve Fund, Cleaning of Communal Areas, Gardening, Plumbing & Heating Repair, Service & Maintenance.

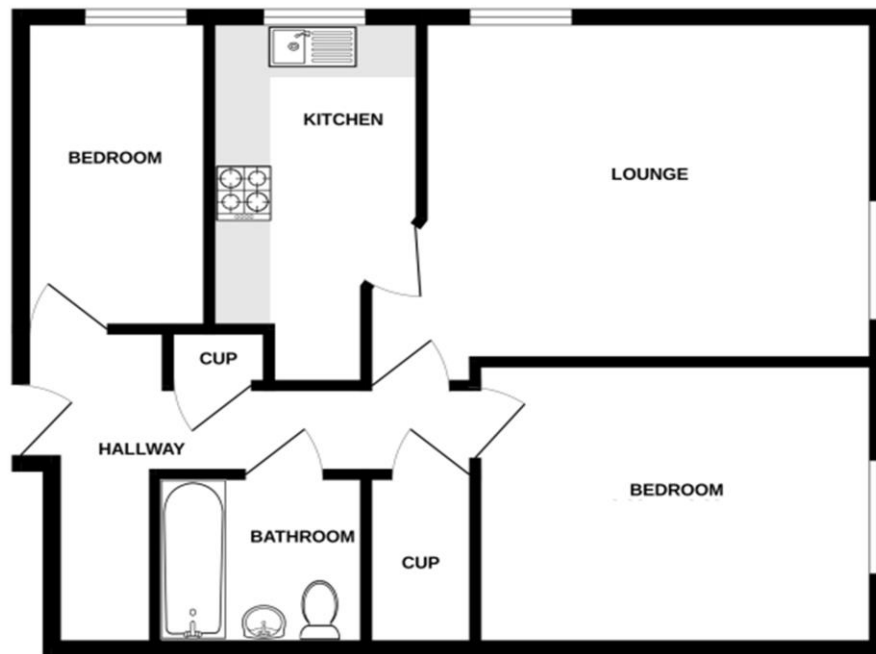


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Third (Top) Floor (Lift Served)



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60 Square Metres / 646 Square Metres

