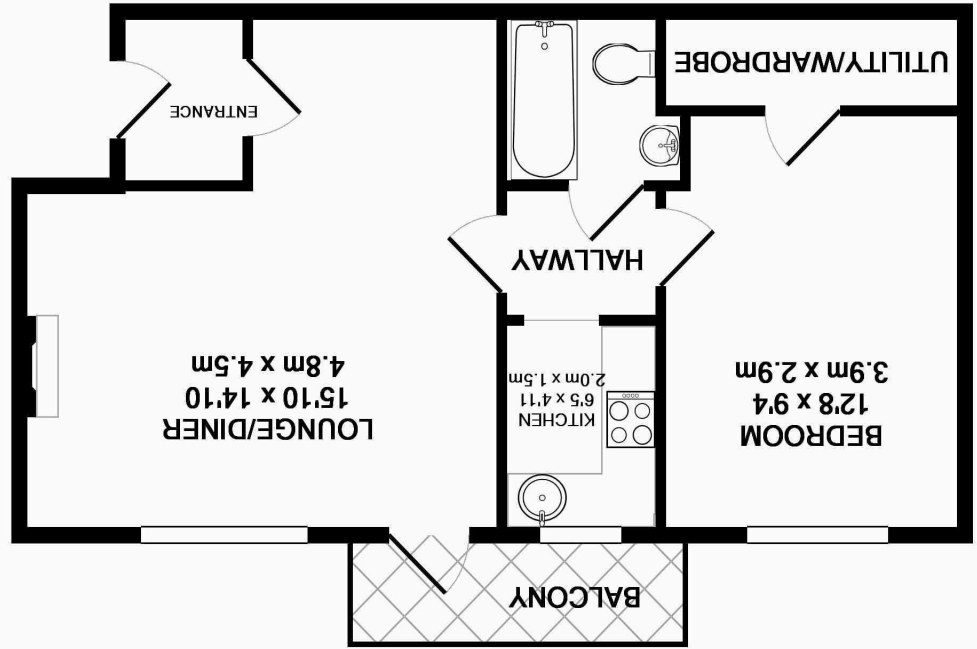


10 BERKLEY MANOR
 TOTAL APPROX. FLOOR AREA 437 SQ. FT. (40.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating	
Current	Potential
33	53
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	



Berkley Manor, Poole Road, Branksome, Poole



CLARKES are delighted to offer this ONE bedroom FLAT with SOUTHERLY facing balcony in the POPULAR location of WESTBOURNE. Close to amenities, and award winning BEACHES! ****NO CHAIN****

Porch: Communal hallway leading to entrance porch. Painted walls and ceiling, carpet flooring. Power points and coat hanging space.

Lounge / Diner: 15'10 x 14'10 (4.8m x 4.5m) Bright and spacious area. Rear aspect uPVC double glazed window and door to newly upgraded balcony. Painted walls and ceiling, carpet flooring. TV, phone, and sky connections. Modern electric fireplace.

Hallway: Connects lounge/diner to other rooms. Painted walls and ceiling, carpet flooring.

Kitchen: 6'5 x 4'11 (2.0m x 1.5m) Base and wall mounted units with rolled edge worktops. Stainless steel sink and drainer. Space for free-standing electric oven/hob and fridge freezer. Rear aspect uPVC double glazed window. Painted ceiling and walls with tiled splashbacks.

Bedroom: 12'8 x 9'6 (3.9m x 2.9m) Spacious double bedroom. Rear aspect uPVC double glazed window. Painted ceiling and walls, carpet flooring. Power points and storage area housing electric meter, consumer unit, and hot water immersion system. Space for washing machine in storage area.

Bathroom: Painted textured ceiling, fully tiled walls and flooring. Fitted bathroom suite including panel bath with electric shower overhead, hand wash basin, and WC. Ample storage - Two fitted cupboards.

Balcony: Recently upgraded south-facing balcony accessed from the lounge.

Council Tax Band: A
Leasehold : 145 Years

SOUGHT AFTER Westbourne Location

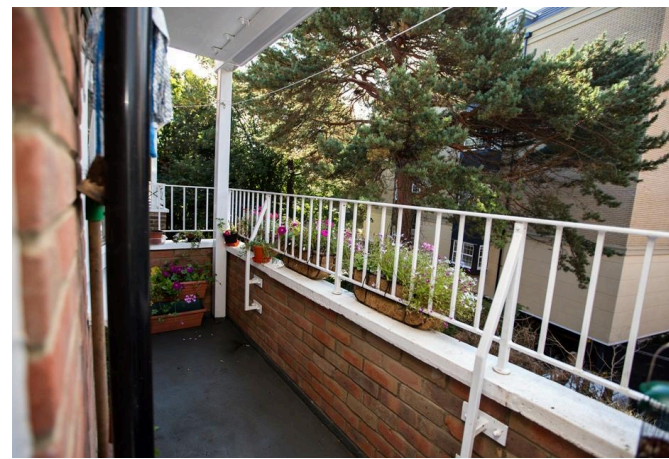
South Facing BALCONY

WELL MAINTAINED PURPOSE BUILT BLOCK

SPACIOUS 1 Bed

Council Tax Band A

Asking Price £130,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. 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. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance 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.