



Roberts

Sales, Lettings & Block Management

Lift Served Second Floor
PURPOSE BUILT BALCONY FLAT

£160,000



Lindum Court, 66 Princess Road, Branksome, Poole, BH12 1BJ

<ul style="list-style-type: none">- Second Floor Balcony Flat- 59 Square Metres- Two Bedrooms- Dual Aspect Lounge / Diner- Separate Kitchen- Southerly Balcony- Garage in Block	<ul style="list-style-type: none">- Leasehold130-Year Lease Remaining- Maintenance £2,948pa- Ground Rent: Peppercorn- EPC D-Rating- Council Tax Band B- Ideal First Time Buy
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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.

Communal entrance leading to stairs, lift and landings, the flat lies on the second floor.

Entrance Hallway: Being L-shaped with plain ceiling, ceiling light point and smoke detector. Night storage heater and telephone point. Cupboard housing electric meter and consumer unit. Entry phone receiver.

Lounge / Diner: **17' 6 x 11' 5 / 5.33m x 3.48m (approx').** Dual aspect room. Coved and papered ceiling, dado rail and two ceiling light points. UPVC double-glazed windows to side and rear aspects. UPVC double-glazed casement door leading to balcony. Night storage heater and television / media point.

Balcony: **6' 10 x 3' 9 / 2.08m x 1.14m (approx').** To a southerly aspect.

Kitchen: **11' 9 x 6' 10 / 3.58m x 2.08m (approx').** Plain ceiling with railed down light point and UPVC double-glazed window to rear aspect (looking onto balcony). A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space for electric cooker with cooker hood over. Space for fridge / freezer and space and plumbing for washing machine. Splash back tiling and rubber backed laminate flooring.

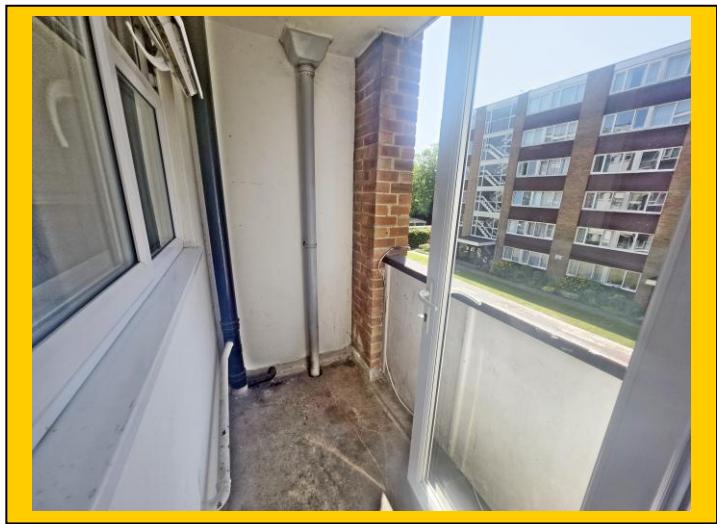
Bedroom One: **13' 10 x 9' 10 / 4.22m x 2.99m (approx').** A dual aspect room with plain ceiling and ceiling light point. UPVC double-glazed windows to front and side aspects. Night storage heater.

Bedroom Two: **10' 7 x 8' 5 / 4.60m x 2.57m (approx').** Plain ceiling and ceiling light point. UPVC double-glazed window to front aspect. Night storage heater. Fitted wardrobe.

Bathroom: **11' 9 x 5' 5 / 3.58m x 1.65m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed frosted window to rear aspect. Panelled bath with shower mixer tap and electric shower over. Pedestal wash hand basin and low-level WC. Fully tiled walls heated towel rail. Airing cupboard housing pre-lagged hot water cylinder tank with shelved storage over.

Outside: The property sits in well maintained and well-presented communal grounds laid to lawn with mature and established trees, bushes and shrubs. Garage in block with an up-and-over door. Visitor parking.

Tenure: Leasehold - 130-years remaining.
Charges: £2,924 per annum (includes buildings insurance)
Further £24 per annum for garage maintenance.
Ground Rent: Peppercorn





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59 Square Metres /
635 Square Feet

Second Floor (Lift Served)

