



Roberts

Sales, Lettings & Block Management

Lift Served Second Floor
PURPOSE BUILT BALCONY FLAT

£160,000



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

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| <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">- Leasehold- 130-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.

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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:

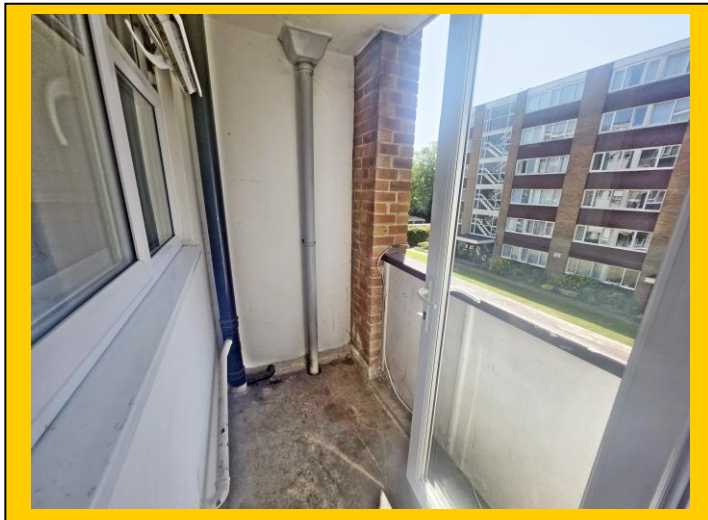
Leasehold - 130-years remaining.

Charges:

£2,924 per annum (includes buildings insurance)

Further £24 per annum for garage maintenance.

Ground Rent: Peppercorn



Second Floor (Lift Served)

59 Square Metres /
635 Square Feet

