

Estate Agents



Auctioneers



**Cranleigh Court, Cranleigh Road, Southbourne, BH6 5JZ
Guide Price £115,000 - Leasehold**

Over 60's Retirement Flat | No Onward Chain | Close to Local Shops
Easy Access To Tuckton High Street | In need of Modernisation
Ideal Downsizing Opportunity

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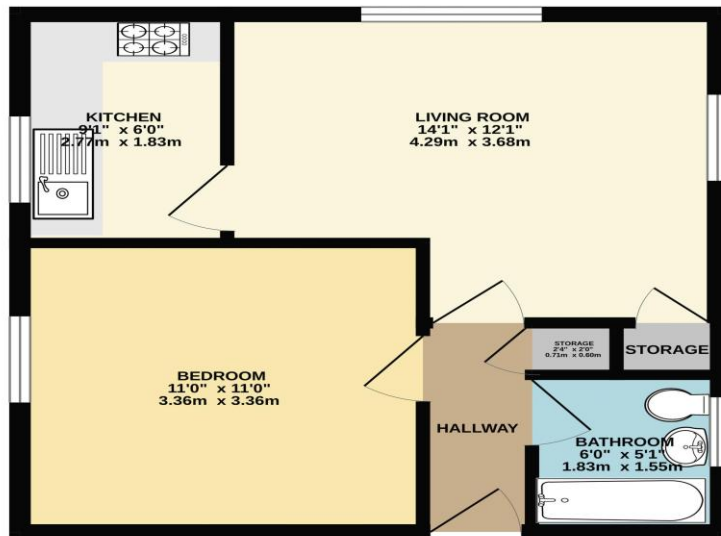
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This one-bedroom retirement first-floor flat in Cranleigh Court is offered to the market with no onward chain and requires modernisation. It is conveniently located near Tuckton High Street, which features a variety of shops, cafes, and amenities, and is easily accessible to Christchurch Town Centre, where there are plenty of activities to enjoy. Additionally, it is just a short drive away from Southbourne Grove and award-winning beaches.

Access to the property is through a secure communal entrance, and once inside, you will find a hallway leading to all rooms. The bedroom is a good size, providing ample space for a bed, wardrobes, and a chest of drawers. The three-piece bathroom suite includes a basin, WC, and bathtub, as well as a window for ventilation. The lounge is also spacious and benefits from two windows, making it bright and airy. Beyond the lounge is the kitchen, which features an electric hob and oven, an extractor hood, and plenty of worktop and storage space. There is also loft space available for additional storage. Outside is well kept communal gardens and visitor parking. Over 60's only

Tenure: Leasehold - 62 years remaining
 Service Charge: £2,800.00 approx.
 Ground Rent: £40.00 per annum
 EPC Rating: 70 | C

FIRST FLOOR
 377 sq.ft. (35.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

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TOTAL FLOOR AREA: 377 sq.ft. (35.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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