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Sales, Lettings & Block Management

TWO BEDROOM FLAT
For The Over 60's

£80,000



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** *
- * **NEWLY FITTED KITCHEN * NEWLY FITTED SHOWER ROOM** *
- * **GCH VIA NEWLY FITTED COMBINATION BOILER * UPVC D/G** *
- * **70 / 30 EQUITY OWNERSHIP * CARE LINE * COMMUNAL GARDENS** *
- * **CLOSE TO PARK LAND AT MEYRICK PARK * VACANT & CHAIN FREE** *
- * **REFURBISHED TO A DECENT STANDARD READY TO ENJOY** *

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:

Entrance
Hallway: Coved and textured ceiling, two ceiling light points and mains wired smoke detector. Entry phone, single panelled radiator and 'Careline' pull cord. Central heating thermostat, storage recess and hatch giving access to loft.

Walk-in Storage: Housing electric meter and fuse board.

Airing Cupboard: Housing pre-lagged hot water cylinder tank with shelved storage over.

Lounge / Diner: **16' 4 x 12' / 4.98m x 3.66m (approx')**
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.

Kitchen: **12' 11 x 6' 10 / 3.94m x 2.08m (approx')**
Coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. A range of newly fitted wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven, integrated hobs, splashback and cooker hood over. Space and plumbing for washing machine and space for fridge/ freezer. Splash back tiling. Newly fitted wall mounted gas central heating combination boiler. Newly fitted wood effect flooring.

Bedroom One: **13' x 10' 1 / 3.96m x 3.07m (approx')**
Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Fitted wardrobe.

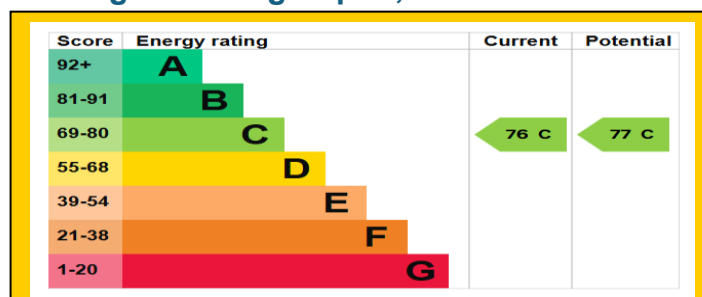
Bedroom Two: **11' x 6' / 3.35m x 1.83m (approx')**
Coved textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.

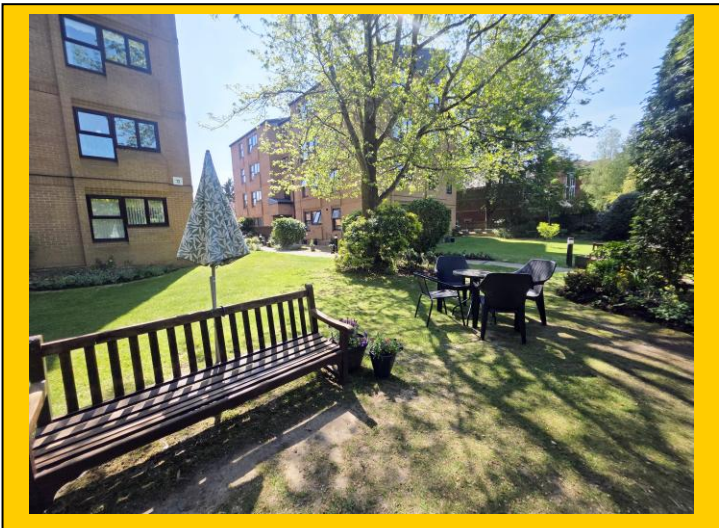
Shower Room: **6' 9 x 5' 8 / 2.06m x 1.73m (approx')**
Plain ceiling, ceiling light point and fitted extractor. Concealed cistern WC, pedestal wash hand basin with mixer tap. Double shower with fitted glass screen and thermostatic shower. Single panelled radiator, majority tiled walls and wood effect flooring.

Further Information: 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>

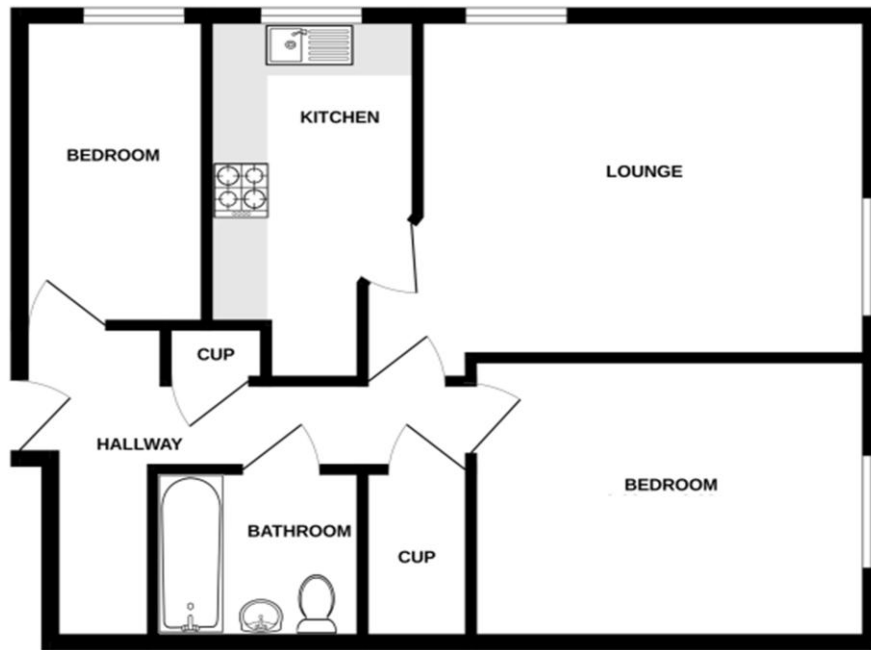
Outside: The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Resident and visitor parking (non allocated).

Tenure: **Leasehold (extension in hand to 990-years)** **Ground Rent: Nil**
Maintenance: **£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.**





Third (Top) Floor (Lift Served)



60 Square Metres / 646 Square Metres

