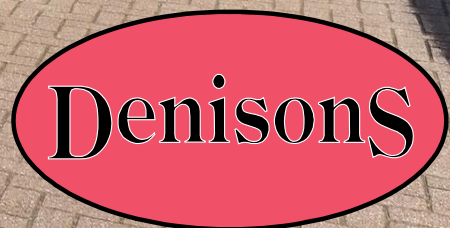




Flat 2, Gilbert Court



Flat 2, Gilbert Court

104 Bargates, BH23 1QP

£165,000

Situated in a convenient residential location, this BRIGHT AND AIRY GROUND FLOOR APARTMENT has been NEWLY PAINTED THROUGHOUT and benefits from NEW CARPETS, creating a fresh and welcoming home. The accommodation comprises a BRIGHT AND SPACIOUS LOUNGE, WELL-PRESENTED KITCHEN and COMFORTABLE BEDROOM, with the added benefit of an ALLOCATED PARKING SPACE. Further features include an EPC RATING OF C, NEW EICR CERTIFICATE, approximately 100 YEARS REMAINING ON THE LEASE, maintenance charges of £1,265 PER ANNUM and ground rent of £200 PER ANNUM. The property is offered to the market with NO FORWARD CHAIN.



Lounge 13' 3" x 10' 3" (4.04m x 3.12m)

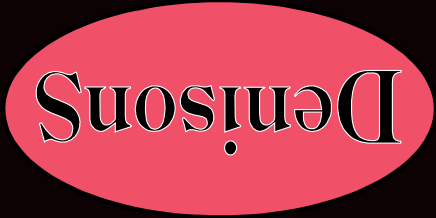
Bedroom 11' 5" x 9' 4" (3.48m x 2.84m)

Kitchen 9' 11" x 6' 11" (3.02m x 2.11m)

Bathroom 6' 8" x 5' 6" (2.03m x 1.68m)

Parking





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	82 B

