



Roberts

Sales, Lettings & Block Management

**Lift Served Second Floor
BALCONY FLAT**

£175,000



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 Double Bedrooms- Dual Aspect Lounge / Diner- New Kitchen & Bathroom- Southerly Balcony- Garage in Block | <ul style="list-style-type: none">- Leasehold- 129-Year Lease Remaining- Maintenance £2759pa- 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.

**Brand New
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 contrasting wooden work surfaces and under lighting. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hobs and cooker hood over. Integrated fridge / freezer and integrated 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 UPVC double-glazed windows to front and side aspects. Plain ceiling, ceiling light point and 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.

**Brand New
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. Vanity unit with inset wash hand basin and mixer tap. Low-level WC. Shower cubicle with thermostatic shower valve. Airing cupboard housing hot water cylinder tank. Aqua board panelling. Ladder style heated towel rail and rubber backed laminate flooring.

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:
Charges:**

Leasehold - 129-years remaining.

£2,759.60 pa (includes buildings insurance). Further £24 per annum for garage maintenance. **Ground Rent:** Peppercorn



59 Square Metres /
635 Square Feet

