



**Flat 46 Sunnyhill Court, Sunnyhill Road, Poole
Dorset, BH12 2DT**

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Freehold Price £80,000

A well presented and bright one bedroom top floor (3rd floor) apartment in this popular retirement development with a lovely outlook over the communal gardens. The lounge offers a unique triangular bay floor to ceiling window allowing light to flood the room, the owner has also put up an attractive mural to one wall. The kitchen is set just off the lounge with a window to the side. The double bedroom has fitted wardrobes and there is a 4 piece bathroom and also access to a large loft space. The owner has recently replaced all the carpets and added modern slim line electric radiators. The property includes 24-hour alarms, double glazing, security entry phone, lift servicing all floors and is sold with vacant possession. Sunnyhill Court includes many communal facilities including residents lounge, guest suite, lift, laundry room, lovely gardens, parking and live in house manager.



- Offered with immediate vacant possession
- Neat and clean throughout
- Bright and airy flat for over 60's
- Spacious one bedroom top floor flat (3rd floor)
- Generous lounge with garden views from triangular bay floor to ceiling windows. This opens up into the kitchen having a window to the side
- Attractive wall mural
- Newly fitted carpets
- Spacious 4 piece bathroom suite, including shower cubicle and bath
- Modern electric Fischer radiators & double glazing
- Entry phone system and lifts servicing all floors
- Live-house manager
- Guest suite charging £12 per night for a twin room with en suite
- Communal parking



Sunnyhill Court is set in the heart of Parkstone, just 400 yards from the shops and amenities of Ashley Road. It is approximately 3 miles from both Poole and Bournemouth Town Centres, 1.5 miles from Westbourne and 2.5 miles from the beach at Branksome Chine.

Term of Lease: 125 years from 1988
 Maintenance Charges: Approximately £2,200 Per Annum
 Ground Rent: Approximately £200 Per Annum

COUNCIL TAX BAND: B EPC RATING: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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