



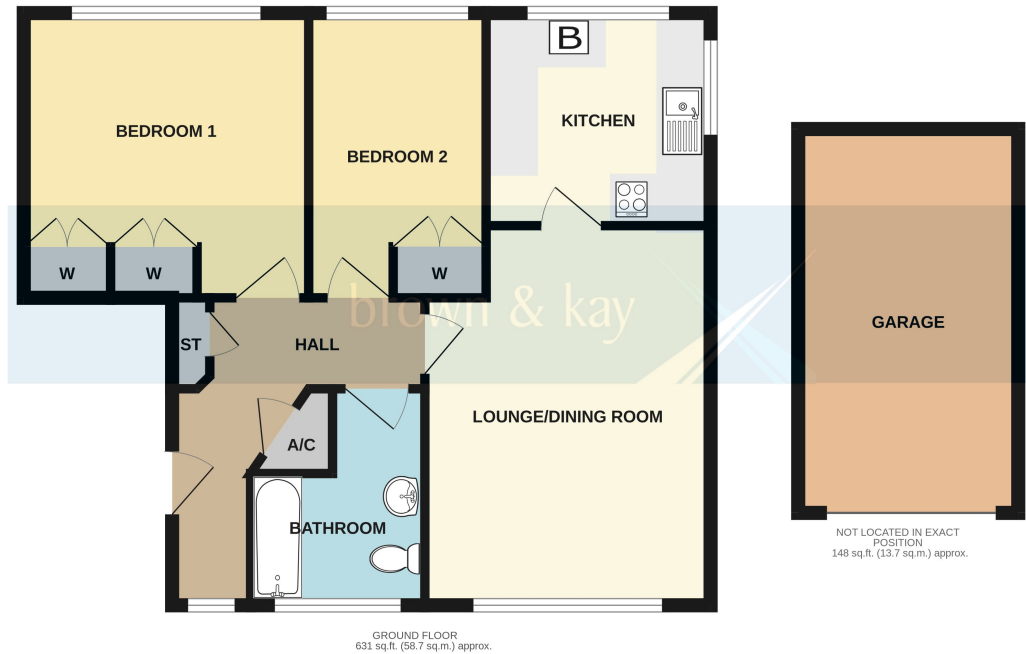
FLAT 5, SOUTHILL COURT 41-43, SOUTHILL ROAD, PARKSTONE BH12 3AW

£200,000

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- IN NEED OF MODERNISATION
- GROUND FLOOR APARTMENT
- 16' LOUNGE/DINING ROOM
- GARAGE

TOTAL FLOOR AREA : 779 sq.ft. (72.4 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Brown and Kay are pleased to market this two double bedroom ground floor apartment located in the popular area of Parkstone. The home is now in need of updating, however it does benefit from having a 16' lounge, garage and a long lease remaining. Offered with no forward chain this is a great opportunity for an incoming buyer.

LOUNGE/DINING ROOM

16' 0" x 12' 0" (4.88m x 3.66m) Double glazed window with pleasant aspect over communal grounds, radiator.

KITCHEN

9' 5" x 8' 10" (2.87m x 2.69m) Dual aspect with pleasant outlook over the gardens. Range of wall and base units with work surfaces over, floor mounted boiler, inset hob with oven below, inset sink and drainer, space for fridge/freezer.

BEDROOM ONE

12' 0" x 10' 2" to wardrobe front (3.66m x 3.10m) Double glazed window, two double opening wardrobes, radiator.

BEDROOM TWO

12' 0" x 7' 6" (3.66m x 2.29m) Double glazed window, double opening wardrobe, radiator.

BATHROOM

9' 3" x 7' 5" (2.82m x 2.26m) Double glazed window, panelled bath, wash basin and w.c., radiator.

OUTSIDE

Southill Court sits in well maintained grounds which are well stocked with flowers and shrubs.

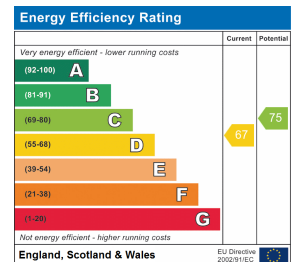
GARAGE

We are advised garage numbered 5 is conveyed with the property.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1st September 1970
Maintenance - Approximately £100 per month

COUNCIL TAX - BAND C



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.