



# 51a Victory Court High Street, Lytchett Matravers, Poole, Dorset. BH16 6BL

- First Floor Flat
- Long Lease
- Village Location
- No Forward Chain
- Communal Gardens
- Allocated Parking





## PROPERTY DESCRIPTION

Exclusively listed by Mursells Estate Agents, this two-bedroom flat is available with vacant possession and no onward chain.

The main door leads to a communal hallway with stairs to the first floor. The apartment entrance opens into a hallway equipped with a storage cupboard, a linen cupboard, and doors to the living spaces. The living room is light and airy, featuring two front-facing windows, including a box bay window with a window seat. The kitchen has a range of eye-level and knee-level drawers and cabinets, worktops, and an inset sink and drainer beneath the window.

The first bedroom has a front-facing window, while the second bedroom boasts a box bay window with a low seat. The bathroom includes a contemporary white suite with a shower over the bath, a window with a top opener for ventilation, and full-height tiling around the bath.

Outside, there are communal gardens and residents' parking.

The property features PVC double glazing, immersion heating, and wall-mounted heating.

- EPC: E

- Council Tax: B

- Broadband: Up to Ultrafast 1000Mbps (Ofcom)

- Mobile: 4G

Lease Details:

- 160 years from June 1975 (approximately 110 years remaining)

- Ground Rent: £40 per annum (£20 x 2)

- Service Charge: £1200 per annum (£600 x 2)





## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>67</b>
(39-54)	<b>E</b>	<b>40</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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