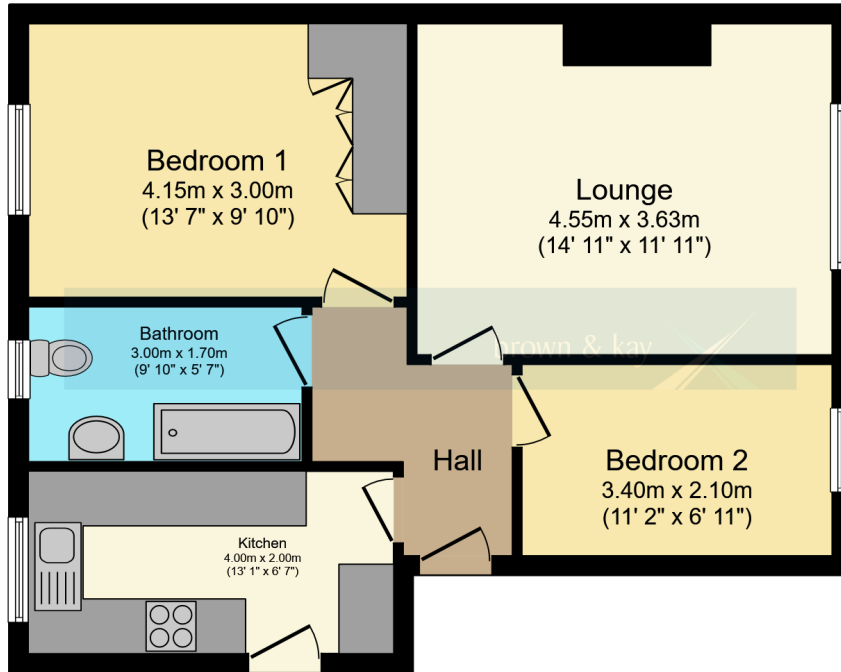




FLAT 10, BARONS COURT, 306 POOLE ROAD, BRANKSOME, POOLE,  
DORSET BH12 1AJ

OIEO £135,000

- NEW LEASE UPON COMPLETION
- TOP (SECOND) FLOOR APARTMENT
- MODERN KITCHEN
- GARAGE
- MOMENTS FROM WESTBOURNE VILLAGE
- TWO BEDROOMS
- LOUNGE / DINER
- COUNCIL TAX - BAND B



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.Propertybox.io



Brown and Kay are pleased to market this spacious two bedroom apartment ideally positioned within comfortable reach of Westbourne. This well presented home enjoys a top (second) floor position and internally boasts a well fitted modern kitchen, a generous lounge, two bedrooms and bathroom as well as the benefit of a garage!

**COMMUNAL ENTRANCE**

Stairs to top ( second) floor.

**ENTRANCE HALL**

Secure entry phone system, doors to all rooms.

**KITCHEN**

13' 1" x 6' 7" (3.99m x 2.01m)

**LIVING ROOM**

14' 11" x 11' 11" (4.55m x 3.63m)

**BATHROOM**

**BEDROOM ONE**

13' 7" x 9' 10" (4.14m x 3.00m)

**BEDROOM TWO**

11' 2" x 6' 11" (3.40m x 2.11m)

**GARAGE**

Park in Garage

**MATERIAL INFORMATION**

Tenure - Leasehold

Lease Length - The vendor has advised they are in the process of a lease extension, the lease remaining upon completion will be approximately 170 years. A buyer should satisfy themselves in this regard.

Service Charge - £2,500 per annum.

Ground Rent - peppercorn

Managing Agent - Rebbecks

Parking - Garage - park in

Utilities - Mains Electric, Gas and Water

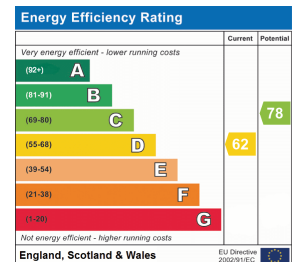
Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - Band B

Pets and Holiday Lets - Neither pets nor holiday letting are permitted within the block.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.