



FLAT 15, STEVENSON LODGE, 39 POOLE ROAD, WESTBOURNE BH4 9DH

OIRO £165,000

- RETIREMENT APARTMENT (60+)
- HEART OF WESTBOURNE LOCATION
- 22' LIVING/DINING ROOM
- EN-SUITE BATHROOM
- A MUST SEE HOME
- NO FORWARD CHAIN
- FIRST FLOOR
- TWO BEDROOMS
- FITTED KITCHEN
- TENURE - LEASEHOLD



NO FORWARD CHAIN Brown and Kay are pleased to market this two bedroom RETIREMENT APARTMENT situated in the HEART of WESTBOURNE. Situated on the FIRST FLOOR, this home boasts a 22' DUAL ASPECT LIVING/DINING ROOM, and an EN-SUITE BATHROOM plus MAIN SHOWER ROOM!

LIVING/DINING ROOM

22' 10" x 10' 5" (6.96m x 3.17m) A good size dual aspect living/dining room.

KITCHEN

7' 6" x 6' 9" (2.29m x 2.06m) Fitted with a range of wall and base units with work surfaces over.

BEDROOM ONE

13' 7" x 9' 1" (4.14m x 2.77m) A good size double room with fitted wardrobes.

EN-SUITE BATHROOM

Suite comprising bath, wash hand basin and low level w.c.

BEDROOM TWO

10' 6" x 9' 3" (3.20m x 2.82m) A further good size bedroom.

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 and fixtures and fittings shown have not been tested and no guarantee of their operability or efficiency can be given.

SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c.

MATERIAL INFORMATION

Tenure - Leasehold

Lease Term - 125 years from 2002

Service Charge - £4,470.58 per annum

Ground Rent - £425.00 per annum

Management Agent - To be confirmed

Utilities - Mains Electricity & Water

Drainage - Mains Drainage

Broadband & Mobile Signal - Refer to Ofcom website

Council Tax - Band D

EPC Rating - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (02+)	A		
(01-01)	B		
(00-00)	C	81	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC