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## Flat 1 Palermo Court, 3 Durley Chine Road, Bournemouth, Dorset BH2 5JP

£129,950

### The Property

Brown & Kay offer this rarely available GROUND FLOOR retirement apartment situated close to Bournemouth centre, award winning beaches and Westbourne village. Accommodation includes lounge with door to well maintained communal gardens. The home has resident's lounge/coffee room and laundry.

The location of these apartments is excellent as they are just a short distance to Bournemouth yet easily accessible to the popular beaches at Durley Chine where along the promenade you can walk in one direction to Bournemouth Pier and centre with its many attractions and in the other direction you will find the famous Sandbanks Beach.

Road and rail links are close by with access to the Bournemouth Spur road which leads to the M27 and in turn to London and surround. There is a main line train station at Bournemouth serving the South East and West.

### Security Entrance System to Main Building

Main entrance foyer providing access to the residents lounge and coffee room.  
Door leads into the Ground floor.  
Access to the laundry room

### Door to Apartment Entrance Hall

**Lounge:**  
14' 4" x 11' 5" (4.37m x 3.48m)  
Double glazed window overlooking well maintained communal grounds, fireplace, heater, Double glazed door to communal gardens.

**Kitchen:**  
7' 5" x 6' 0" (2.26m x 1.83m)  
Double glazed window overlooking gardens, good range of draws and cupboards, work surface with inset hob, matching oven below, further cupboard space and wall mounted units.

**Bedroom:**  
17' 10"Max x 8' 8" (5.44m x 2.64m)  
Double glazed window overlooking gardens, double sliding wardrobe, heater

### Bathroom:

7' 0" x 6' 1" (2.13m x 1.85m)  
Panelled bath with mixer taps and wall mounted shower, wash basin inset in vanity inset with cupboards below, low level WC, heated towel rail.

### Outside:

There are well maintained communal gardens for residents to enjoy. Mainly lawn with flower and shrub borders and various seating areas. There are parking spaces for residents and visitors, these are on a first come first served basis.

### Facilities:

The development has residents lounge and coffee room to enjoy. There is a separate laundry room which is on the same floor as the subject property.

**Maintenance:** - £2,094.00 per annum  
Ground Rent - £548.66

**Tenure:** Leasehold  
125 years from 1988, circa 91 years remaining

**Council Tax Band:** C