



Sunnyhill Court, Sunnyhill Road, Poole  
Dorset, BH12 2DT

# Sunnyhill Court, Sunnyhill Road, Poole, Dorset, BH12 2DT

## Freehold Price £85,000

A well presented and bright 1 bedroom top floor (3<sup>rd</sup> floor) apartment in this popular retirement development with a lovely outlook over the communal gardens. The lounge offers a unique triangular bay floor to ceiling window allowing light to flood the room, the kitchen is set just off the lounge, 1 double bedroom with fitted wardrobes, bathroom and also access to a large loft space. The property includes 24-hour alarms, double glazing, security entry phone, electric storage heating and is vacant with no forward chain. Sunnyhill Court includes many communal facilities including residents lounge, guest suite, lift, laundry room, lovely gardens, parking and live in house manager.

- Offered with immediate vacant possession
- Bright and airy flat for over 60's
- Spacious 1 bedroom top floor flat (3<sup>rd</sup> floor)
- Spacious lounge with garden views from triangular bay floor to ceiling windows
- Fitted kitchen with fridge/freezer, oven and hob
- Spacious 4 piece bathroom suite, including shower cubicle and bath
- Access to a private large boarded loft space for storage
- Electric storage heating & double glazing

Sunnyhill Court is set in the heart of Parkstone, just 400 yards from the shops and amenities of Ashley Road. It is approximately 3 miles from both Poole and Bournemouth Town Centres, 1.5 miles from Westbourne and 2.5 miles from the beach at Branksome Chine.

Term of Lease: 125 years from 1988

Maintenance Charges: Approximately £1,800 Per Annum

Ground Rent: Approximately £200 Per Annum

COUNCIL TAX BAND: B

EPC RATING: D

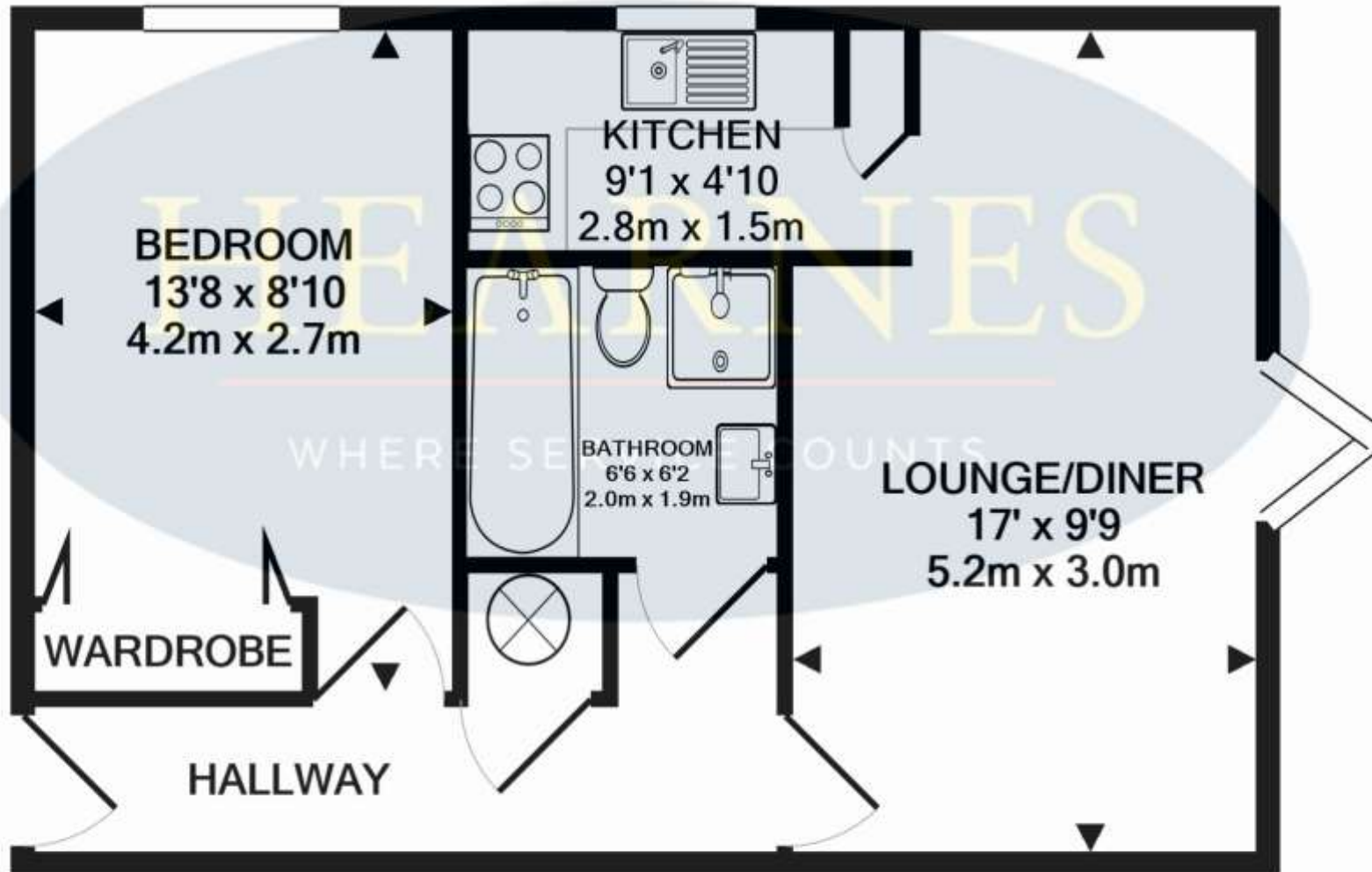


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

