



FLAT 12, OAKHURST, 14 THE AVENUE, BRANKSOME PARK BH13 6HP

£115,000

- NO FORWARD CHAIN
- 19' LOUNGE
- DOUBLE GLAZING

- POPULAR RETIREMENT DEVELOPMENT
- BALCONY
- 17' BEDROOM



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Offered for sale with NO FORWARD CHAIN is this one bedroom retirement flat situated in this popular development. The property benefits from generous storage, a good size lounge with the added advantage of a balcony off, and a 17' bedroom.

ENTRANCE HALL

Two useful storage cupboards, one houses the electric boiler.

LOUNGE/DINING ROOM

19' 3" x 12' 0" (5.87m x 3.66m) Light and airy room with access to the balcony.

KITCHEN

7' 7" x 7' 0" (2.31m x 2.13m) Range of matching base and eye level units, integrated fridge/freezer, electric hob and oven.

BEDROOM

17' 3" x 9' 1" (5.26m x 2.77m) Mirror fronted built-in wardrobes plus additional storage.

SHOWER ROOM

Modern fitted shower room.

TENURE - LEASEHOLD

Length of Lease - 125 years from 01/05/2005. 108 years remaining

Service Charge - £2,650.99 per annum including the building insurance and water charges

Ground Rent - £197.50 half yearly in advance (£395 per annum) - reviewed every 23 years

COUNCIL TAX - BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

