



FLAT 32, PALERMO COURT 3 DURLEY CHINE ROAD, BOURNEMOUTH BH2
5JP

£115,000

- TWO DOUBLE BEDROOMS
- RETIREMENT APARTMENT
- GREAT LOCATION
- NO FORWARD CHAIN
- OVER 60'S
- SHOWER ROOM
- RESIDENTS FACILITIES
- TOP FLOOR WITH LIFT



Floor Plan

A WELL PRESENTED TOP FLOOR retirement flat situated close to LOCAL SHOPS and TOWN CENTER. Accommodation comprises lounge, kitchen with window, TWO BEDROOMS and shower room. In addition there is heating and double glazing, communal lounge, laundry and visitor suite. NO FORWARD CHAIN.

COMMUNAL ENTRANCE HALL

Secure entry, lift to the top floor.

ENTRANCE HALL

LOUNGE

16' 9" x 13' 1" (5.11m x 3.99m) With fire surround.

KITCHEN

9' 1" x 5' 11" (2.77m x 1.80m) Fitted with a range of units, inset sink unit, space for fridge/freezer.

BEDROOM ONE

14' 1" x 9' 9" (4.29m x 2.97m)

BEDROOM TWO

9' 10" x 8' 8" (3.00m x 2.64m)

SHOWER ROOM

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

TENURE - LEASEHOLD

Length of Lease - 125 years from 01/10/1988

Maintenance - £1,600.00 payable twice a year

Ground Rent - £246.00 payable twice a year

COUNCIL TAX - BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(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	