



Flat 5, 2 Lulworth Court, Joshua Close, Poole, Dorset. BH15 4QW

- Top Floor Apartment
- Share Of Freehold
- 2 Bedrooms
- Two Allocated Parking Spaces
- No Forward Chain
- 15'8 Hexagonal-shaped Living Room
- Large Loft Space
- Communal Gardens



PROPERTY DESCRIPTION

Mursells Estate Agents welcome you to the refined elegance of flat 5, Lulworth Court, located in the charming Rowans development of Hamworthy, Poole. This exclusive top-floor apartment offers a distinctive blend of comfort and style.

Upon entering, you are greeted by two generously sized double bedrooms, with the main bedroom equipped with built-in wardrobes, ensuring that storage is never a concern. The thoughtful design extends to the heart of the home - a modern and stylish 15'8" hexagonal-shaped living room. This unique living space is bathed in natural light, thanks to five UPVC double glazed windows that not only frame picturesque views but also create an inviting ambiance for both relaxation and entertaining.

Convenience meets luxury with two allocated parking spaces, providing hassle-free accessibility. Additional storage needs are effortlessly met by a large loft space, allowing you to keep your living area clutter-free. Embrace the warmth and efficiency of gas-fired central heating featuring a combi boiler installed in 2019, ensuring comfort throughout the seasons.

The kitchen has a range of wall and base units with a electric oven and gas hob, free standing space for washing machine and fridge freezer.

The allure of this property extends beyond its interior, as it boasts attractive communal gardens adorned with a lush grass lawn. These shared outdoor spaces provide a tranquil retreat, inviting residents to unwind and enjoy the natural surroundings.

In summary, flat 5 Lulworth Court offers not just a home but a lifestyle. With its thoughtful design, modern amenities, and proximity to the beauty of Hamworthy, this residence embodies the perfect blend of contemporary living and timeless comfort. Welcome home to a place where every detail has been carefully curated to enhance your living experience.

Contact Mursells Estate Agents to book your viewing today.

Further Information:

The property has 125 year lease from the year 1998 (99 years remaining)

The property benefits from a share of freehold - the current owner has a 3rd part of the lease via a private company of which the new buyer can acquire.

The management charges are currently £178.21 per month.

Ground rent is £50 per year.

EPC - C

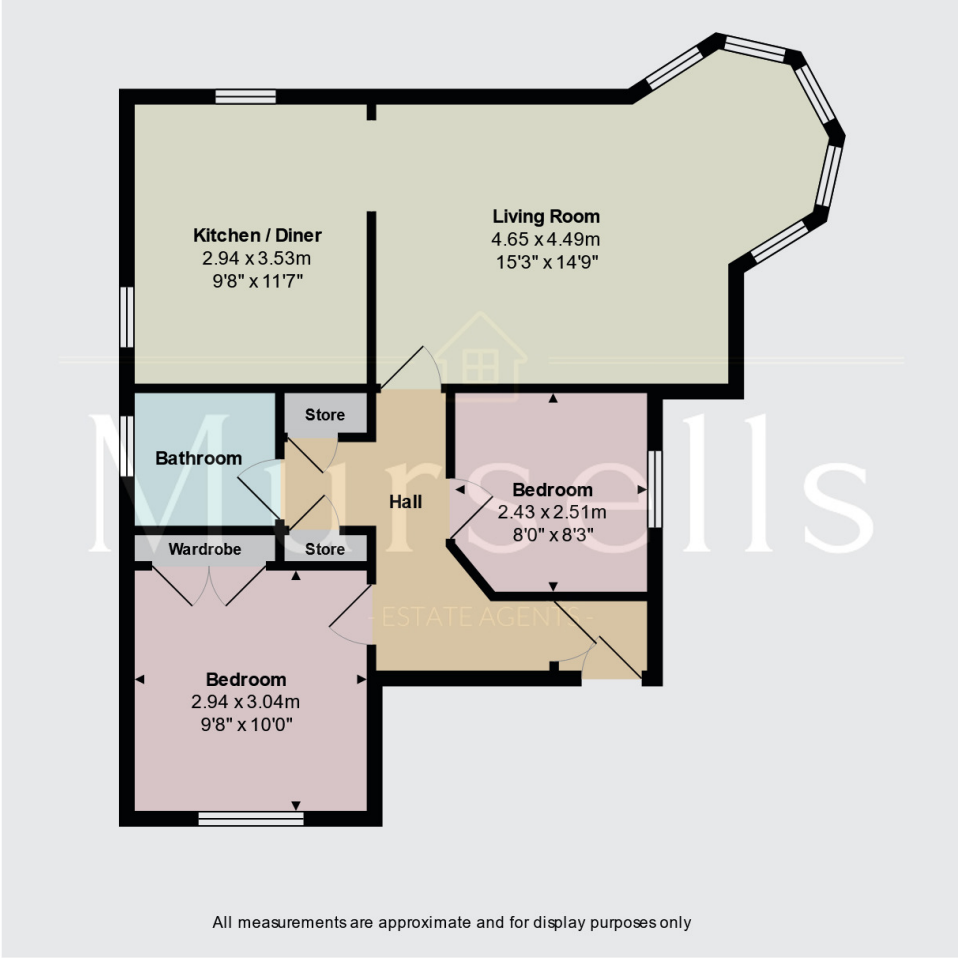
Council Tax Band - C



ROOM DESCRIPTIONS



FLOORPLAN & EPC



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

Mursells Estate Agents
 8a, High Street, Lychett Matravers, BH16 6BQ
 01202 018811
 info@mursells.co.uk