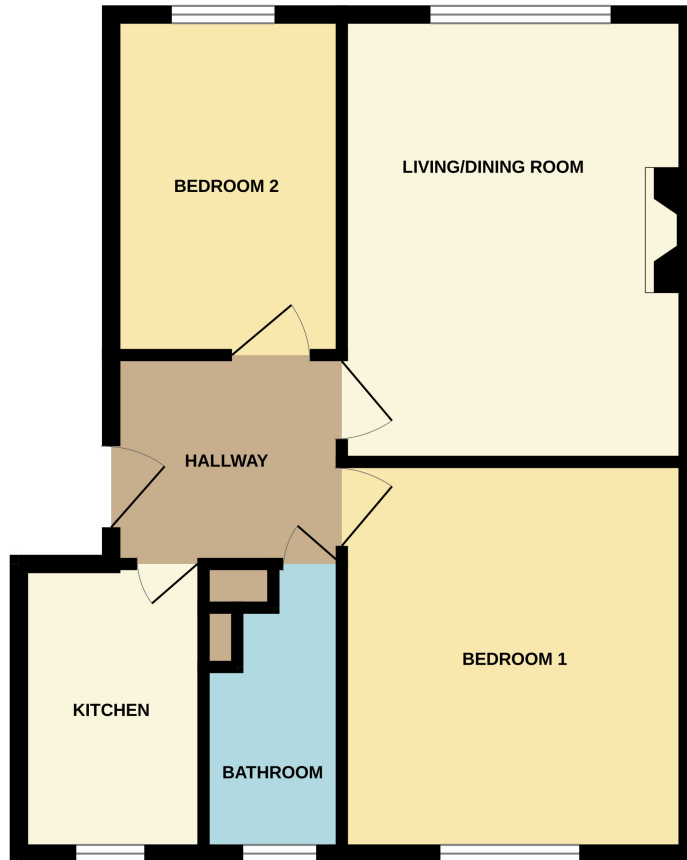


FLAT 1, PRINCES COURT, 320 POOLE ROAD, BRANKSOME, POOLE,
DORSET BH12 1AN

£120,000

- NO FORWARD CHAIN
- IN NEED OF MODERNISATION
- GREAT LOCATION
- GROUND FLOOR FLAT
- TWO BEDROOMS
- INVESTMENT OPPORTUNITY

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



*****CASH BUYERS ONLY***** Offered for sale with no forward chain is this two bedroom ground floor apartment located in this convenient area close to Westbourne, local bus services and Branksome train station. The property is now in need of updating throughout, viewing recommended.

TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE HALL

LIVING AREA

14' 4" x 11' 1" (4.37m x 3.38m) Front aspect double glazed window, radiator, gas fire.

KITCHEN

9' 3" x 5' 11" (2.82m x 1.80m) Range of wall and base units with work surfaces over, inset gas hob, cupboard housing a wall mounted boiler, radiator.

BEDROOM ONE

12' 7" x 11' 1" (3.84m x 3.38m) Rear aspect double glazed window, radiator, sink unit with base units.

BEDROOM TWO

10' 11" x 7' 5" (3.33m x 2.26m) Front aspect double glazed window, radiator.

BATHROOM

9' 3" x 4' 5" (2.82m x 1.35m) Panelled bath with tiled surround, w.c. and wash hand basin, frosted double glazed window, radiator.

GROUNDS

Princes Court is set on well tended grounds mainly laid to lawn.

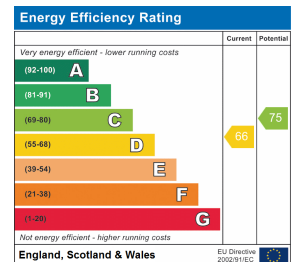
TENURE - LEASEHOLD

Length of Lease - 99 years from 1981 (57 years unexpired)

Maintenance - TBC

Ground Rent - TBC

COUNCIL TAX - BAND B



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.