



FLAT 17, BARTON LODGE 1A UPPELBY ROAD, PARKSTONE BH12 3DB

Offers in Excess £70,000

- NO FORWARD CHAIN
- 15' DUAL ASPECT LIVING/DINING ROOM
- DOUBLE BEDROOM
- COMMUNAL FACILITIES
- FIRST FLOOR WITH LIFT
- FITTED KITCHEN
- WALK-IN SHOWER (HAS BEEN ADAPTED)
- RETIREMENT APARTMENT (65+)

KITCHEN
439 sq.ft. (40.8 sq.m.) approx.



*****NO FORWARD CHAIN***** Ideally positioned within WALKING DISTANCE of BUS SERVICES and SHOPPING AMENITIES! Positioned on the FIRST FLOOR of this popular RETIREMENT DEVELOPMENT - OVER 65's, this one bedroom apartment FEATURES a DUAL ASPECT LIVING ROOM and DOUBLE BEDROOM.

TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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LIVING/DINING ROOM

15' 4" x 11' 6" (4.67m x 3.51m) Two electric heaters, dual aspect double glazed windows, double doors to kitchen.

KITCHEN

7' 7" x 5' 11" (2.31m x 1.80m) Range of matching wall and base units with work surfaces over, integrated oven, inset hob, stainless steel sink unit, part tiled walls, side aspect double glazed window.

BEDROOM

11' 11" x 8' 7" (3.63m x 2.62m) Double glazed window, electric storage heater, fitted double wardrobes.

BATHROOM

Adapted for disabled access, walk in shower with Mira electric shower unit, wash hand basin with tiled splashback, low level w.c. Tiled walls and electric heater.

PARKING

On a 'first come, first serve' basis.

RESIDENT FACILITIES

There is a communal lounge, laundry room, and a guest suite for the use of the residents.

TENURE - LEASEHOLD

Length of Lease - To be confirmed
Service Charge - £304.45 per month
Ground Rent - To be confirmed
Management Agents - First Port

COUNCIL TAX - BAND B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

