



Floor Plan

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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 6 Andrew Court, 91 Dorchester Road, UPTON, POOLE BH16 5NW

£225,000

### The Property

Brown and Kay are pleased to market this well presented two bedroom apartment located in this popular residential location ideally placed for all the area has to offer. The property is on the first floor of this modern development and benefits from an open plan living/dining/kitchen, two bedrooms, en-suite shower room and additional bathroom. Furthermore, there is gas central heating, double glazing and an allocated parking space, making this an excellent property choice, whether it be a main home or buy to let investment.

Andrew Court occupies a great position in this sought after area being within reach of local amenities and bus services operating to surrounding areas. Upton Country Park with its acres of gardens, woodland & parkland ideal for days out and leisurely walks is within close proximity as is Poole Quay with its pretty waterfront, eateries and impressive views of Brownsea Island. With more comprehensive needs, Poole town centre is within a short drive and offers a varied range of shopping facilities, restaurants and cafe bars and also has a main line rail station with links to London Waterloo.

### AGENTS NOTE - PETS & HOLIDAY LETS

Holiday Lets - No  
Pets - Still to be confirmed

### COMMUNAL ENTRANCE

Secure entry system, stairs to the first floor landing.

### ENTRANCE HALL

Storage cupboard.

### LOUNGE

13' 6" x 13' 2" (4.11m x 4.01m) Rear aspect UPVC double glazed window, radiator, open plan to the kitchen.

### KITCHEN

9' 8" x 8' 4" (2.95m x 2.54m) Fitted with a range of wall and base units with roll edge work surfaces over, washing machine, dishwasher and fridge/freezer, gas hob with electric oven, Glowworm combination boiler, side aspect UPVC double glazed window, radiator.

### BEDROOM ONE

13' x 11' 4" (3.96m x 3.45m) Rear and side aspect UPVC double glazed windows, door to En-Suite.

### EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin and w.c.

### BEDROOM TWO

8' to building in wardrobe x 7' 5" (2.44m x 2.26m) Side aspect UPVC double glazed window, radiator, built-in sliding wardrobe.

### BATHROOM

Side aspect UPVC double glazed frosted window, suite comprising bath with shower attachment, wash hand basin and w.c. Heated towel rail.

### ALLOCATED PARKING

There is one allocated parking space plus visitors parking, as and when available.

### TENURE - LEASEHOLD

Length of Lease - 125 years from 2007  
Maintenance - £338 payable every 6 months, £676 in total per annum  
Ground Rent - £232 per annum  
Management Agent - Plymouth Block Management.

### COUNCIL TAX - BAND B