



FLAT 35 OAKHURST, 14 THE AVENUE, BRANKSOME PARK BH13 6HP

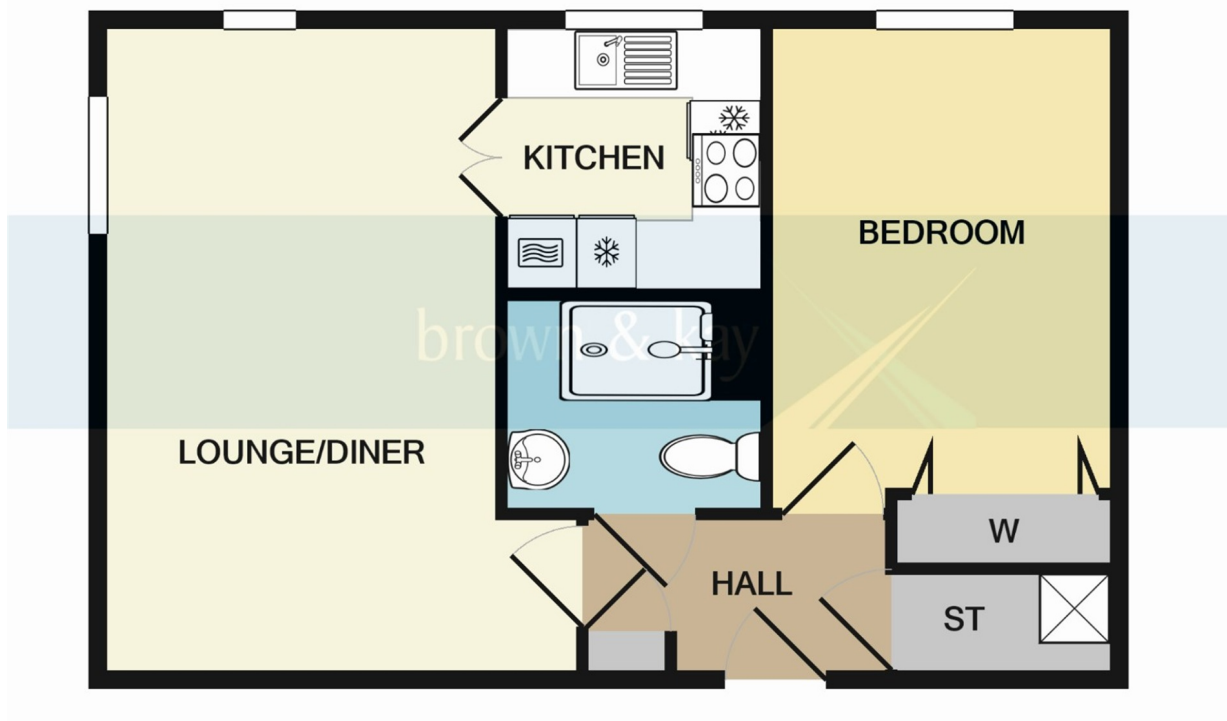
£120,000

- TOP FLOOR APARTMENT
- 17' LOUNGE/DINING ROOM
- DOUBLE BEDROOM

- BRIGHT AND AIRY
- SHOWER ROOM
- RETIREMENT APARTMENT

TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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A bright and airy one bedroom retirement apartment situated in this sought after location. This beautifully presented home, which is positioned on the top floor, benefits from a 17' lounge/diner, fitted kitchen, shower room and bedroom with built-in wardrobe.

### ENTRANCE HALL

Two storage cupboards.

### LOUNGE/DINING ROOM

17' 8" x 10' 1" (5.38m x 3.07m) Two rear and side aspect UPVC double glazed windows, electric storage heater, double doors to the kitchen.

### KITCHEN

7' 3" x 7' 1" (2.21m x 2.16m) Fitted with a range of wall and base units with roll edge work surfaces over, sink with mixer tap, electric oven and hob, built-in fridge.

### BEDROOM

13' 4" x 9' 3" (4.06m x 2.82m) Rear aspect UPVC double glazed window, storage heater, built-in wardrobe.

### SHOWER ROOM

Fully tiled with electric towel rail, suite comprising shower, wash basin and w.c.

### RESIDENTS FACILITIES

Oakhurst enjoys residents' facilities to include coffee lounge, laundry room and guest suite.

### TENURE - LEASEHOLD

Length of Lease - 125 years from 1st May 2005  
Maintenance - 2 payments of £1,362.49 per annum  
Ground Rent - 2 payments of £197.50

### COUNCIL TAX - BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	