



**Layton Court, Layton Road
Parkstone, Poole, BH12 2BL**

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Leasehold Price £186,000

A 2 double bedroom ground floor purpose built flat, with its own private entrance and allocated off road parking, set moments from the shops on Ashley Road. The property is neat and clean inside and offers a wet room, separate kitchen, bright lounge, double glazing, gas central heating and sold with no forward chain. The property currently has an access ramp, which would be ideal for anyone in a wheelchair or hard of walking. Layton Court is a low rise development, built in 1989 and contains 16 flats. Each with their own parking and set on the corner of Layton Road and Shillito Road. This well purpose built is very neighbourly and well run by the management agents.

- Ground floor 2 double bedroom flat
- Private entrance
- Lounge and separate kitchen
- Wet room
- Allocated parking space.
- Gas central heating and double glazing
- Opportunity for personalising
- No forward chain - vacant
- Level walk to the shops in Ashley Road

Layton Road is conveniently situated within 100 yards to Ashley Road shops. Branksome Retail Park is just over 500 metres and a little further on is Branksome Rail Station. Bournemouth is within 2.5 miles and Poole, 3 miles. Local supermarkets including Lidl, Tesco and Waitrose are all under a mile.

Maintenance: Approx £650 per year

Ground Rent: £100 per year

Leasehold: New 125 year lease to be issued

COUNCIL TAX BAND: B

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



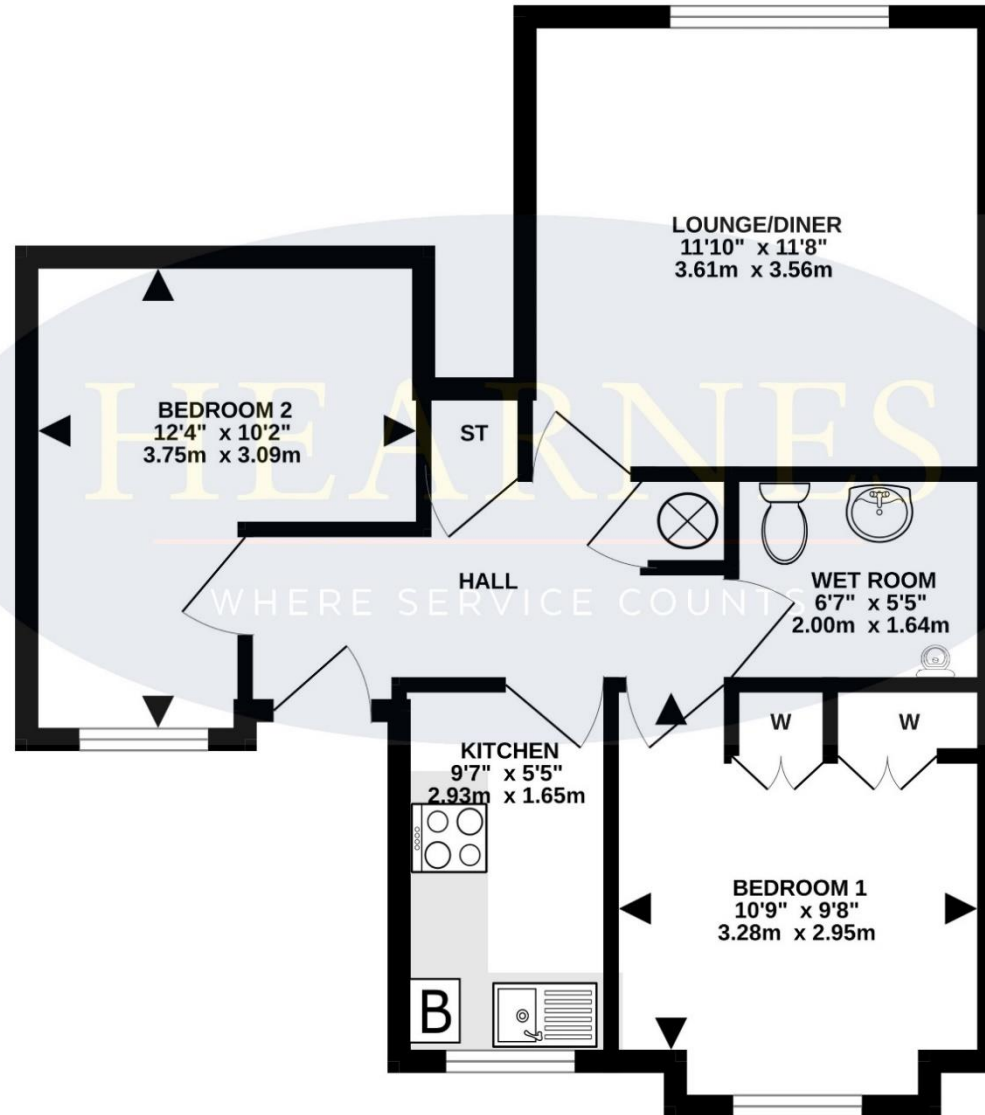
Branksome Recreation Ground



Alexandra Park

TOTAL FLOOR AREA : 503sq.ft. (46.7 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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