



**Flat 11 Sunbury Court, 21 Marlborough Road,
Westbourne, Dorset BH4 8DD
£250,000 Leasehold**



About the Property

This beautiful property has been extremely well looked after by the current seller, offering sunny aspect and brand new lease upon completion.

Intercom system allows access into the building with stairs leading to the second floor. The entrance hall leads through to the principle accommodation with hallway cupboards for storage. The living/dining room looks out onto the front aspect with door leading onto the south facing balcony. The kitchen has a range of eye and low level cupboards, space and plumbing for washing machine, space for fridge/freezer and integrated oven with hob and extractor above.

There are two good sized bedrooms, the master overlooking the communal garden and benefits from fitted wardrobe. The family bathroom completes the accommodation with three piece suite comprising WC, wash hand basin with vanity unit under and bath with shower attachment above.

The block benefits from well manicured communal gardens with sweeping in and out driveway. The property has a garage in a block to the rear of the building.

Tenure: Leasehold

New 999 year lease upon completion of a sale, with peppercorn rent.

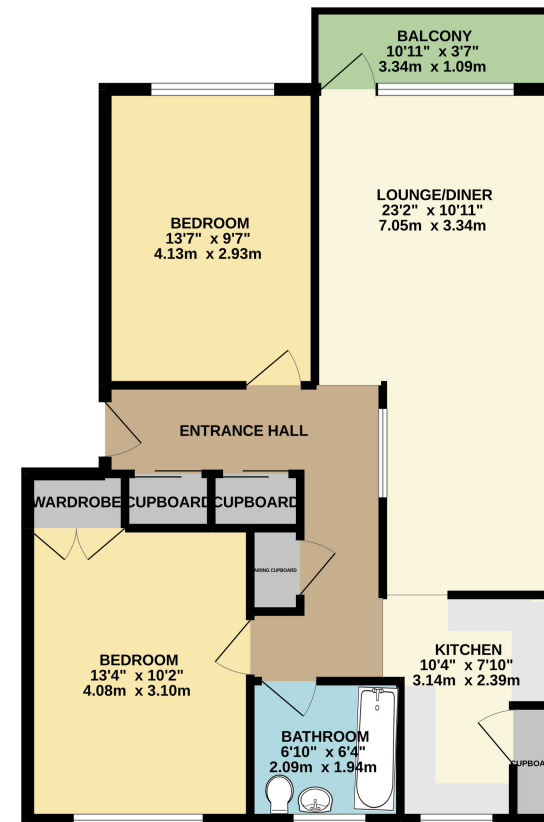
Service Charge: £126 per month (£1,512 per annum)

We have been advised that pets are permitted, holiday lets are not.

Key Features

- Two double bedrooms
- South facing balcony
- Kitchen
- Fitted wardrobes
- Sought after Golden Grid location
- Top floor apartment
- Living/dining room
- Family bathroom
- Brand new 999 year lease upon completion
- Council Tax Band C

SECOND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC