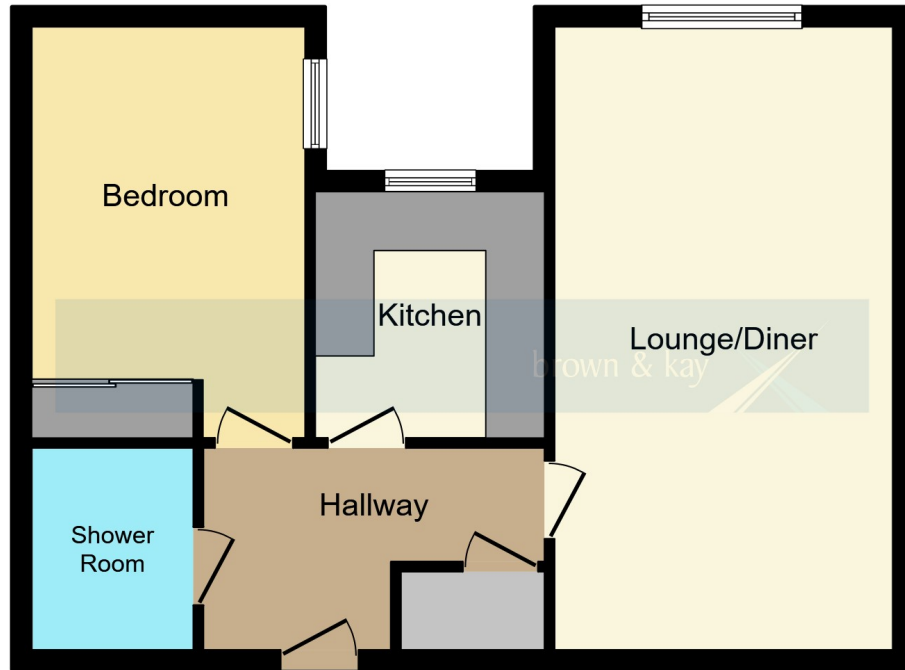




FLAT 27, STEVENSON LODGE 39 POOLE ROAD, WESTBOURNE BH4 9DH

£130,000

- NO FORWARD CHAIN
- 19' LOUNGE WITH SOUTHERLY ASPECT
- RETIREMENT HOME, 60 YEARS +
- LEVEL WALKING DISTANCE TO WESTBOURNE
- SHOWER ROOM
- FITTED KITCHEN WITH WINDOW



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Brown and Kay are delighted to market this one double bedroom retirement apartment (over 60s), located in this sought after development, well positioned within a level walking distance of Westbourne, with a wide and varied range of amenities and bus services. The home occupies a top floor position, with the lounge enjoying a southerly aspect and with no forward chain this is a must see home.

ENTRANCE HALL

Storage cupboard.

LIVING ROOM

19' 5" x 11' 4" (5.92m x 3.45m) UPVC double glazed window with a southerly aspect, feature fireplace with electric fire, electric radiator.

KITCHEN

8' 3" x 7' 8" (2.51m x 2.34m) Double glazed UPVC window, fitted with a range of wall and base units with complimentary work surfaces, eye level integrated electric oven, electric hob with extractor fan above, integrated under counter fridge and freezer.

BEDROOM

13' 9" x 9' 2" (4.19m x 2.79m) UPVC double glazed window to the side, fitted wardrobes, electric radiator.

SHOWER ROOM

Shower tray with electric shower and hand rails, vanity wash hand basin and w.c. Electric towel rail.

RESIDENTS FACILITIES

House manager, communal lounge with kitchenette, laundry room and guest suite.

TENURE - LEASEHOLD

Length of Lease - 125 years from circa 1st May 2002
 Maintenance - Payable twice a year, the most recent payments have been £1,592.48 and £1,453.83
 Ground Rent - Payable twice a year, each payment being £192.50

COUNCIL TAX - BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	84
		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.