



51a Victory Court High Street, Lytchett Matravers, Poole, Dorset. BH16 6BL

- First Floor Flat
- Long Lease
- Village Location
- No Forward Chain
- Communal Gardens
- Allocated Parking



PROPERTY DESCRIPTION

Exclusively listed by Mursells Estate Agents, this two-bedroom flat is available with vacant possession and no onward chain.

The main door leads to a communal hallway with stairs to the first floor. The apartment entrance opens into a hallway equipped with a storage cupboard, a linen cupboard, and doors to the living spaces. The living room is light and airy, featuring two front-facing windows, including a box bay window with a window seat. The kitchen has a range of eye-level and knee-level drawers and cabinets, worktops, and an inset sink and drainer beneath the window.

The first bedroom has a front-facing window, while the second bedroom boasts a box bay window with a low seat. The bathroom includes a contemporary white suite with a shower over the bath, a window with a top opener for ventilation, and full-height tiling around the bath.

Outside, there are communal gardens and residents' parking.

The property features PVC double glazing, immersion heating, and wall-mounted heating.

- EPC: E
 - Council Tax: B
 - Broadband: Up to Ultrafast 1000Mbps (Ofcom)
 - Mobile: 4G
- Lease Details:
- 160 years from June 1975 (approximately 110 years remaining)
 - Ground Rent: £40 per annum (£20 x 2)
 - Service Charge: £1200 per annum (£600 x 2)



ROOM DESCRIPTIONS



FLOORPLAN & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 67 |
| (39-54) | E | 40 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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