



**Flat 5 Leonard Hackett Court, 13-15 St Winifreds Road, Bournemouth, Dorset BH2 6PR**

**£112,000**

## Flat 5 Leonard Hackett Court, 13-15 St Winifreds Road, Bournemouth, Dorset BH2 6PR

Intercom system allows access into the block with this apartment being situated on the ground floor. Entrance hall leads through to the principle accommodation with storage cupboard. The living/dining room has pleasant dual aspect with door leading onto the kitchen. The kitchen has a range of eye and low level cupboards, space and plumbing for washing machine, space for freestanding cooker and fridge/freezer.

There are two bedrooms, both good sized. The shower room completes the accommodation with fully tiled walls and three piece suite comprising WC, wash hand basin and walk in shower cubicle.

Outside: There is residents parking at the rear of the block on a first come first serve basis. The gardens are well cared for and an ideal area to sit and relax.

Tenure: Leasehold

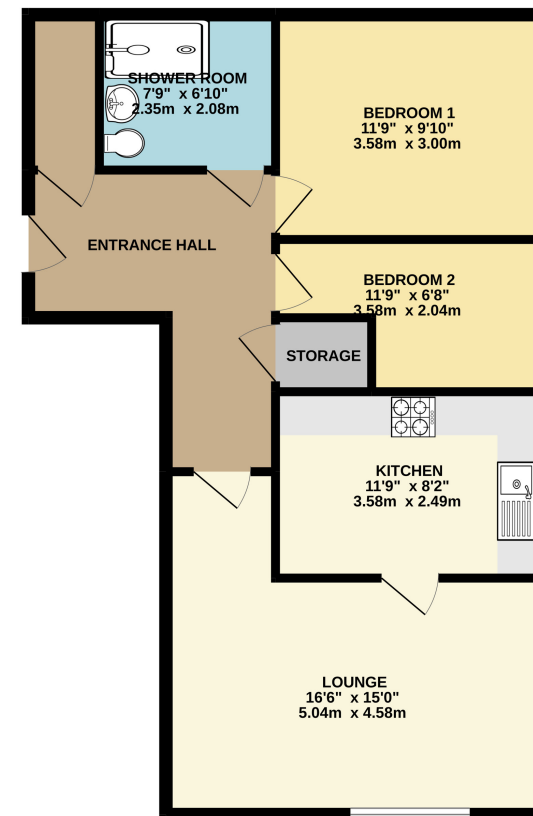
Lease: 83 years remaining

Service Charge: £280 per month which includes water and sewage

Pets are permitted with permission

- Two bedroom retirement apartment
- Communal garden
- Council Tax Band B
- House manager
- Situated in a popular location in Meyrick Park
- Residents parking
- Shared ownership - 70% share
- Emergency pull cords to each room

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(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	

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**New Developments (where applicable)**

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