

Total Area: 64.5 m² ... 694 ft²
All measurements are approximate and for display purposes only



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Flat 7 Sebastian Court, 15 Lawson Road, Poole, Dorset, BH12 3EH
Offers Over £165,000

**** 999 YEAR LEASE **** A great opportunity to acquire this two double bedroom second floor apartment located in the popular residential area of Parkstone in Poole. The property boasts many fine features, few of which include a separate kitchen with a integrated low-level fridge, oven and space for extra appliances, Velux style windows through-out, three-piece bathroom suite, allocated parking space, offered with a share of the freehold and a new 999 year lease! This property is a must view and would make the perfect first time buy or investment!

Sebastian Court sits in the heart of the much-desired and residential area of Parkstone. Ashley Road is within walking distance and benefits from of a variety of other useful amenities such as banks, cafes, fast food restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. 1.7 miles away you can find Redlands Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Homebase and Next Home. Branksome Train Station is just under a 10 minute driveaway with direct links to Bournemouth Town Centre, Southampton and London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Second Floor

Entrance Porch

Coved and smooth set ceiling, wooden front door to the front aspect, phone entry system, radiator and carpeted flooring.

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, radiator and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect, radiator, power points, television point and carpeted flooring.

Kitchen

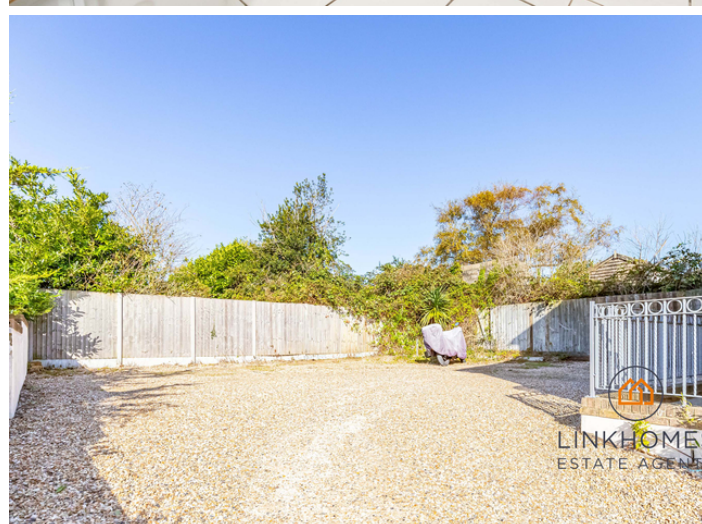
Coved and smooth set ceiling, ceiling light, smoke alarm, wooden Velux style window to the side aspect, wall and base fitted units, tiled splash back, four-point gas hob with overhead stainless steel extractor fan and integrated oven, space for a washing machine, integrated low level fridge, space for a low level freezer, radiator, stainless steel sink with drainer, power points and tiled flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, wooden double glazed Velux style window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, double glazed wooden Velux style window to the side aspect, thermostat, built-in storage cupboard with the boiler and consumer unit enclosed, power points, radiator and carpeted flooring.



Bathroom

Coved and smooth set ceiling, ceiling lights, extractor fan, tiled bath with overhead shower head, toilet, feature sink with under storage, wall mounted heated towel rail and tiled flooring.

Outside

Parking

One allocated parking space.

Agents Notes

Useful Information

Tenure: Share of Freehold.
Lease Length: 999 years.
Ground Rent: Peppercorn.
Service Charge: £600 per annum, buildings insurance is included.
Managing Agents: Managed by current freeholder.
Rentals are permitted.
Pets are permitted under licence.
EPC: C
Council Tax Band: Approximately £1,670.48 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £4,950