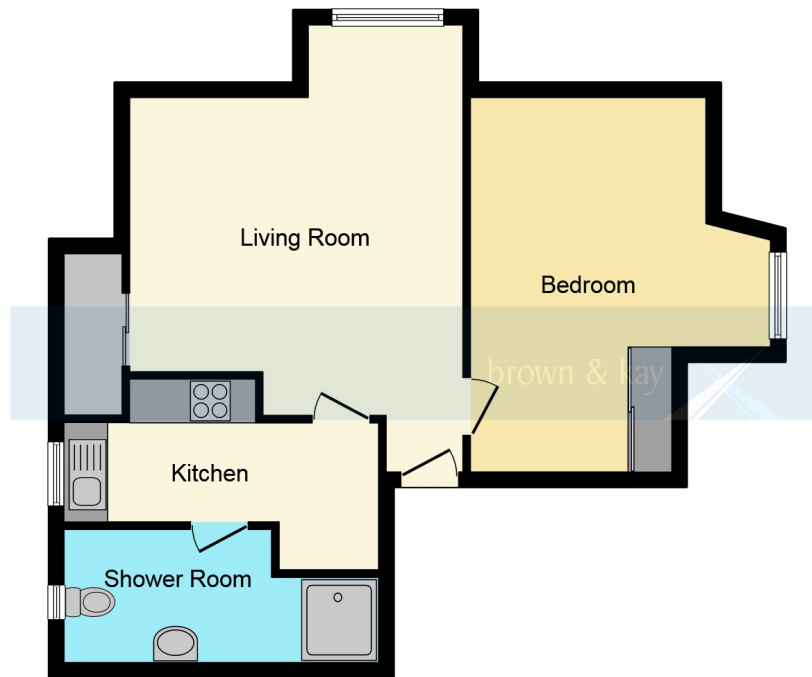




FLAT 22, PRINCES COURT 78 PRINCESS ROAD, POOLE BH12 1BN

£135,000

- NO FORWARD CHAIN
- 19' LIVING ROOM
- GENEROUS BEDROOM
- GAS CENTRAL HEATING
- GREAT LOCATION CLOSE TO AMENITIES
- FITTED KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING



**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 & Kay are pleased to market this top floor one bedroom apartment offered for sale with no forward chain. The property occupies a super location being within walking distance of Tesco store, Branksome rail station and the bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and high street names such as Marks & Spencer food hall, together with regular bus services. This home would make a great first time buy, holiday home, or buy to let investment.

**COMMUNAL ENTRANCE**

Stairs to the top floor.

**ENTRANCE HALL**

**LIVING ROOM**

19' 2" x 12' 6" (5.84m x 3.81m)

**KITCHEN**

12' 6" x 5' 5" (3.81m x 1.65m) Fitted with base and wall units, fitted oven and electric hob with extractor above, UPVC double glazed window.

**SHOWER ROOM**

Suite comprising cubicle, w.c. and wash hand basin. Radiator and UPVC double glazed window.

**BEDROOM**

15' 1" x 10' 6" (4.60m x 3.20m) maximum measurements. UPVC double glazed window.

**TENURE - SHARE OF FREEHOLD**

Length of Lease - Approximately 146 years remaining

Maintenance - Approximately £1,200 per annum

**COUNCIL TAX - BAND A**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	67
(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	



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.