



Flat 32, Lindum Court, 66 Princess Road, Branksome, Poole, Dorset BH12 1BJ

£180,000 Leasehold

**** NO FORWARD CHAIN **** A spacious two double bedroom third floor apartment ideally situated a short stroll from the sought after Westbourne Village with its array of boutique's, bistros and local shops. Bournemouth Town centre is close to hand. The property presents an ideal investment and viewing is highly advised to not only appreciate its superb location but also the accommodation on offer, which comprises: 17' lounge/diner, South facing balcony, fitted kitchen and bathroom. Further features include: EXTENDED LEASE, feature fireplace to lounge/diner, fitted wardrobes to bedroom two, garage in block, permit parking available, electric heating, lift to all floors and UPVC double glazing.

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**ANTHONY
DAVID & CO**

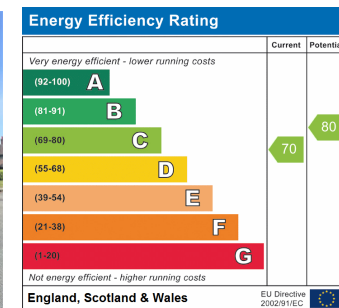
THIRD FLOOR
773 sq.ft. (71.8 sq.m.) approx.



- Entrance Hall 11' 9" x 6' 3" (3.58m x 1.91m) max
- Lounge/Diner 17' 8" x 11' 8" (5.38m x 3.56m)
- Balcony 6' 11" x 4' 0" (2.11m x 1.22m)
- Kitchen 9' 9" x 6' 11" (2.97m x 2.11m)
- Bedroom One 14' 0" x 9' 10" (4.27m x 3.00m)
- Bedroom Two 12' 9" x 8' 8" (3.89m x 2.64m)
- Bathroom 8' 10" x 5' 7" (2.69m x 1.70m)
- Garage - In Block (13) 16' 9" x 8' 0" (5.11m x 2.44m)
- Communal Parking First come first serve basis
- Tenure Leasehold - New 125 year lease
- Ground Rent Peppercorn
- Managing Agent House & Sons 01202 242000
- Service Charge Approximately £1200 per annum
- Reserve Fund Approximately £1000 per annum to cover the cost of installing a new communal lift. However, there is already approximately £50,000 in the reserve fund.
- Council Tax Band B



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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Property Misdescriptions Act 1991
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