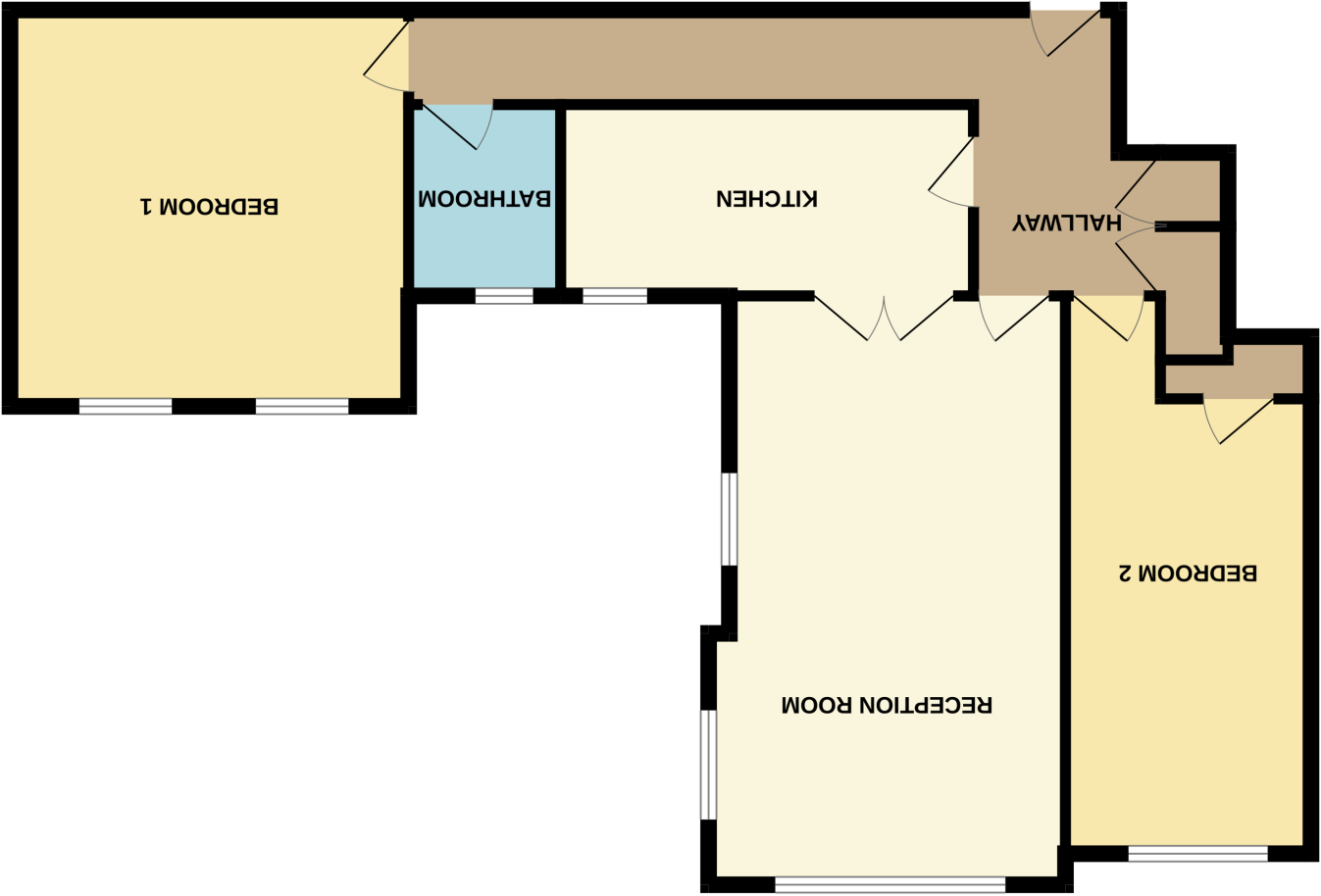


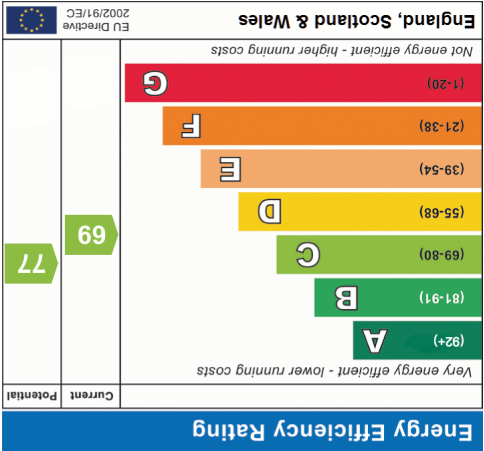
TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.





PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.



Entrance

Via security entry phone system leading through to the Communal Entrance Hall, door to Entrance Hall.

Entrance Hall

Access to all principle rooms, smooth plastered ceiling, ceiling light point, power points, telephone point, radiator, door to a storage cupboard, further door to an additional storage cupboard with slatted shelving.

Living Room

6.39m x 3.65m (21' 0" x 12' 0") Spacious room, smooth plastered ceiling, coved ceiling, two ceiling light points, two wall light points, power points, TV point, two radiators, three dual aspect double glazed windows, glazed door giving access through to the Kitchen.

Kitchen

4.44m x 2.07m (14' 7" x 6' 9") Fitted Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset stainless steel sink unit with mixer tap, inset four ring electric hob with inset electric oven beneath and stainless steel extractor hood over, part tiled walls, smooth plastered ceiling, coved ceiling, integrated washing machine, integrated fridge freezer, integrated dishwasher, double glazed window, tiled floor, power points.

Bedroom One

4.32m x 4.33m (14' 2" x 14' 2") Smooth plastered ceiling, ceiling light point, coved ceiling, two double glazed windows, power points, radiator, telephone point, TV point.

Bedroom Two

5.11m x 2.64m (16' 9" x 8' 8") Spacious double room, radiator, smooth plastered ceiling, ceiling light point, double glazed window, TV point, telephone point, power points, door to a storage cupboard.

Bathroom

1.91m x 1.63m (6' 3" x 5' 4") Panelled bath with thermostatic shower unit, tiled walls, smooth plastered ceiling, coved ceiling, ceiling light point, extractor, frosted double glazed window, close coupled WC, circular sink unit with mixer tap, fitted mirror over, towel rail, tiled floor.

Additional Information

Tenure – Leasehold

Length of Lease – 125 Years from 01 January 2003

Maintenance – 0.71168% of the total £1,293.35 for period 1/1/25 to 30/6/25

Reserve – £1,010.27 for same period

Heating & hot water – £477.46 for same period

Ground Rent – £200 p.a

Management Agent – Napier

Holiday Lets Permitted? – No

Long term lets permitted? No less than 6 months or more than 12 months permitted

Pets permitted? – No

Parking or garage? First come basis

Electricity - Mains/Private, - Currently Ovo

Gas - Mains/Private

Water – Mains/Private – Bournemouth Water and Wessex Water

Drainage – Mains/Private

Broadband - TBC

Council Tax Band – Band D

EPC Rating – ordered though Everett Homes