









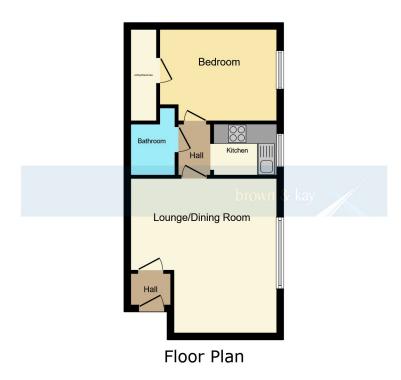
FLAT 21, BERKLEY MANOR 317 POOLE ROAD, BRANKSOME, POOLE, DORSET BH12 1AA

£130,000

- GROUND FLOOR APARTMENT
- MODERN FITTED KITCHEN
- SHOWER ROOM

- GENEROUS LOUNGE/DINING ROOM
- GOOD SIZE BEDROOM
- WALKING DISTANCE TO WESTBOURNE & TRAIN STATION





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission misstatement. A party must rely upon its own inception(s). Powered by www.proportybox in

Brown and Kay are pleased to market this ONE BEDROOM apartment located on the GROUND FLOOR of this well located development. Ideally positioned within WALKING DISTANCE of Westbourne, this WELL PRESENTED home would make a great FIRST TIME BUY or BUY TO LET investment!

AGENTS NOTE - PETS & HOLIDAY LETS

Pets & Holiday Lets are not permitted, however AST Lets are permitted under the terms of the lease.

COMMUNAL ENTRANCE

Door through to the ground floor apartment.

ENTRANCE LOBBY

With door through to the lounge/dining room.

LOUNGE/DINING ROOM

15' 10" \times 14' 10" (4.83m \times 4.52m) Bright and spacious area, front aspect UPVC double glazed window.

KITCHEN

6' 5" \times 4' 11" (1.96m \times 1.50m) Base and wall mounted units with roll edge work surfaces, stainless steel sink with drainer, integrated electric oven and hob, integrated fridge/freezer, front aspect UPVC double glazed window.

BEDROOM

12' 8" x 9' 6" (3.86m x 2.90m) Front aspect UPVC double glazed window.

SHOWER ROOM

Corner shower, wash hand basin and w.c.

PARKING

Parking spaces on a 'first come, first serve' basis.

TENURE -

Length of Lease - 189 years from 1st July 1979 Maintenance - £475 is payable every 6 months Ground Rent - Peppercorn Management Agent - House & Son

COUNCIL TAX - BAND A

