



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



Floor Plan

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 or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

KITCHEN

6' 5" x 4' 11" (1.96m x 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
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.