



**Flat 56 Sunnyhill Ct, Sunny Hill Road,  
Parkstone, Poole BH12 2DT**

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## Leasehold Price £85,000

Immediate vacant possession is offered with this 1 bedroom top (3<sup>rd</sup>) floor apartment in this popular retirement development. The property has a large full height feature window in the lounge/diner which benefits from a lovely outlook over the communal gardens. The fitted kitchen is fitted with a range of units and has appliances which can be included if so desired. The double bedroom has fitted wardrobes and there is a well fitted bathroom and also access to a loft space. The property includes 24-hour alarms, double glazing, security entryphone, Dimplex electric storage heating and is vacant with no forward chain. Sunnyhill Court includes many communal facilities including residents lounge, guest suite, lift, laundry room, lovely gardens, communal parking and live in house manager.

- Spacious 1 bedroom top floor flat (3<sup>rd</sup> floor)
- Offered with immediate vacant possession
- Bright and airy flat for over 60's
- Spacious lounge/diner with garden views from triangular bay floor to ceiling windows
- Fitted kitchen with fridge, freezer and cooker
- Spacious well fitted bathroom
- Access to a private loft space for storage
- Dimplex electric storage heating & double glazing
- Communal parking area
- Communal facilities including attractive gardens, lounge, laundry and live-in house manager
- Passenger lift and entryphone system
- Guest suite with twin bedroom and en suite bathroom

Sunnyhill Court is set in the heart of Parkstone, just 400 yards from the shops and amenities of Ashley Road. It is approximately 3 miles from both Poole and Bournemouth Town Centres, 1.5 miles from Westbourne and 2.5 miles from the beach at Branksome Chine.

Term of Lease: 125 years from 1988

Maintenance Charges: Approximately £2,400 Per Annum

Ground Rent: Approximately £200 Per Annum

COUNCIL TAX BAND: B

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Communal Lounge



Communal gardens and sun terrace



TOTAL FLOOR AREA : 433 sq.ft. (40.3 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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