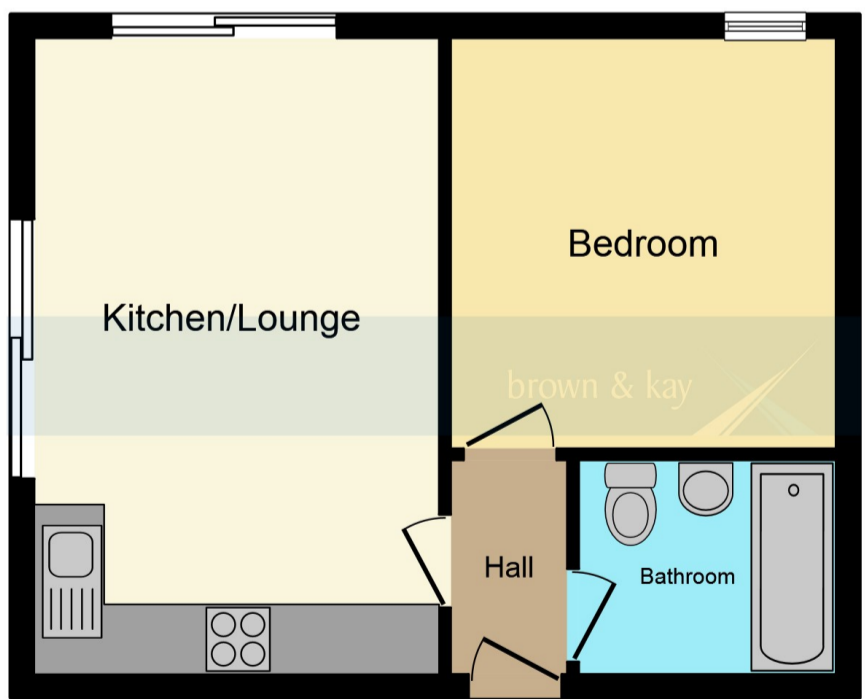




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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DISCLAIMER PROPERTY DETAILS: 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995



Flat 15, Arccott Hall 13 Poole Road, Bournemouth, Dorset BH2 5QR

£200,000

The Property

A unique opportunity to acquire this bungalow style apartment located within the grounds of this impressive period property, with the added feature of a residents heated swimming pool. This recently renovated home with its contemporary feel boasts a generous open plan living/kitchen/dining room with dual aspect sliding doors providing fabulous views over the landscaped grounds and sparkling pool beyond, plus a stylish bathroom, and bedroom. Offered for sale with no chain, this would make a wonderful holiday home, first time buy or investment.

Arccott Hall is extremely well positioned for everything the area has to offer, including renowned award winning beaches with miles upon miles of impressive promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Westbourne, known for its laid back ambiance and cafe culture, is a level walk away and offers an eclectic mix of coffee bars, boutique shops and restaurants together with the usual high street names such as Marks and Spencer food Hall. Explore in the opposite direction and you will find the bustling town of Bournemouth with its wide and varied range of shopping and leisure pursuits, there's something for everyone including beautiful parks, gardens, and the famous Bournemouth Pier, which offers stunning views of the coastline.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - Not permitted within the terms of the lease

Holiday Lets - Not permitted within the terms of the lease

PRIVATE ENTRANCE

Gated access with front door through to the apartment.

ENTRANCE HALL

With doors to the following rooms.

OPEN PLAN LIVING/KITCHEN

14' 0" x 13' 1" (4.27m x 3.99m) Enjoying a dual aspect with sliding patio doors to the gardens, new electric radiator.

Kitchen area is fitted with a range of units, built-in oven and electric hob with extractor above, integrated fridge/freezer.

BEDROOM

9' 8" x 8' 0" (2.95m x 2.44m) Double glazed frosted window to the side aspect, new electric radiator, multiple socket points.

BATHROOM

Stylish bathroom with suite comprising bath with shower over, vanity unit with wash hand basin, and w.c. floor to ceiling tiles and heated towel rail.

COMMUNAL GROUNDS & POOL

Arccott Hall sits in mature grounds with well tended gardens to the rear of the building, large area of lawn with an abundance of planting. A particular feature of this property is the heated swimming pool (seasonal) for residents use with generous patio surround.

UNALLOCATED PARKING

Parking spaces to the front of the building, these are not allocated.

TENURE - LEASEHOLD

Length of Lease - 125 years from 25th March 2010

Maintenance - £1,101.48 is payable every 6 months

Ground Rent - Peppercorn

COUNCIL TAX - BAND A