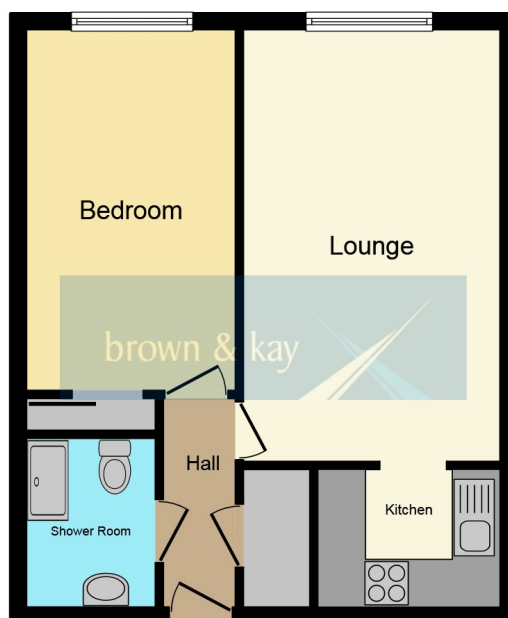




FLAT 11 PALERMO COURT 3 DURLEY CHINE ROAD, BOURNEMOUTH,  
DORSET BH2 5JP

£95,000

- LOUNGE
- SHOWER ROOM
- GOOD LOCATION
- PLEASANT ASPECT TO THE APARTMENT
- BEDROOM
- DOUBLE GLAZING
- POPULAR DEVELOPMENT
- RESIDENTS LOUNGE AND LAUNDRY



## Second Floor

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Brown & Kay offer this one bedroom first floor retirement apartment situated in this popular development close to Bournemouth/Westbourne and award winning beaches. The property offers the usual facilities for retirement living including residents lounge and laundry room-NO CHAIN.

### AGENTS NOTE

Over 60's age minimum limit, however if a couple, one party can be over 55 years provided the other is 60.

### DOOR TO APARTMENT ENTRANCE HALL

Entryphone system, cloaks storage cupboard.

### LOUNGE

15' 5" x 11' 10" (4.70m x 3.61m) Double glazed window overlooking communal gardens, heater.

### KITCHEN

7' 4" x 5' 6" (2.24m x 1.68m) Range of wall and base units, sink drainer, work surface with inset hob, matching oven under, space for fridge/freezer, wall units with inset filter.

### BEDROOM

12' 2" x 8' 9" (3.71m x 2.67m) Double glazed window overlooking gardens, heater, double open wardrobe with hanging and shelving space.

### SHOWER ROOM

7' 2" x 5' 4" (2.18m x 1.63m) Corner shower cubicle, wall mounted shower, low level WC, wash basin inset in vanity unit, corner cupboard unit, tiled walls, wall mounted heater.

### TENURE - LEASEHOLD

Length of Lease - 125 years from 1988, circa 89 years remaining

Maintenance - £1,031.31 is payable twice a year (£2,062.62)

Ground Rent - £246.90 is payable twice a year (£493.80)

### COUNCIL TAX BAND-B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	83	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	