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# Roberts

Sales, Lettings & Block Management

Lift Served Second Floor  
**PURPOSE BUILT BALCONY FLAT**

**£190,000**



**Lindum Court, 66 Princess Road, Branksome, Poole, BH12 1BJ**

- **Second Floor Purpose Built**
- **59 Square Metres**
- **Two Bedrooms**
- **Dual Aspect Lounge / Diner**
- **Separate Kitchen**
- **Southerly Balcony**
- **Garage in Block**

- **Leasehold**
- **143-Year Lease Remaining**
- **Maintenance £2,948pa**
- **Ground Rent: Peppercorn**
- **EPC D-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

**Lindum Court, 66 Princess Road, Branksome, Poole, BH12 1BJ**

Communal entrance leading to stairs, lift and landings, the flat lies on the second floor.

**Entrance  
Hallway:**

Being L-shaped with plain ceiling, ceiling light point and smoke detector. Night storage heater and telephone point. Cupboard housing electric meter and consumer unit. Entry phone receiver.

**Lounge / Diner:**

**17' 6 x 11' 5 / 5.33m x 3.48m (approx').**

Dual aspect room. Coved and papered ceiling, dado rail and two ceiling light points. UPVC double-glazed windows to side and rear aspects. UPVC double-glazed casement door leading to balcony. Night storage heater and television / media point.

**Balcony:**

**6' 10 x 3' 9 / 2.08m x 1.14m (approx').** To a southerly aspect.

**Kitchen:**

**11' 9 x 6' 10 / 3.58m x 2.08m (approx').**

Plain ceiling with railed down light point and UPVC double-glazed window to rear aspect (looking onto balcony). A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space for electric cooker with cooker hood over. Space for fridge / freezer and space and plumbing for washing machine. Splash back tiling and rubber backed laminate flooring.

**Bedroom One:**

**13' 10 x 9' 10 / 4.22m x 2.99m (approx').** A dual aspect room with plain ceiling and ceiling light point. UPVC double-glazed windows to front and side aspects. Night storage heater.

**Bedroom Two:**

**10' 7 x 8' 5 / 4.60m x 2.57m (approx').**

Plain ceiling and ceiling light point. UPVC double-glazed window to front aspect. Night storage heater. Fitted wardrobe.

**Bathroom:**

**11' 9 x 5' 5 / 3.58m x 1.65m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed frosted window to rear aspect. Panelled bath with shower mixer tap and electric shower over. Pedestal wash hand basin and low-level WC. Fully tiled walls heated towel rail. Airing cupboard housing pre-lagged hot water cylinder tank with shelved storage over.

**Outside:**

The property sits in well maintained and well-presented communal grounds laid to lawn with mature and established trees, bushes and shrubs. Garage in block with an up-and-over door. Visitor parking.

**Tenure:**

Leasehold - 143-years remaining.

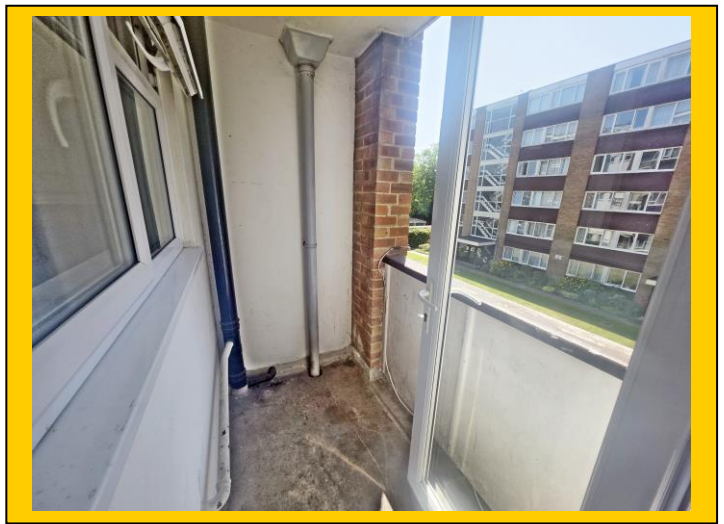
**Charges:**

£2,924 per annum (includes buildings insurance)

Further £24 per annum for garage maintenance.

**Ground Rent:** Peppercorn





## Second Floor (Lift Served)

59 Square Metres /  
635 Square Feet

