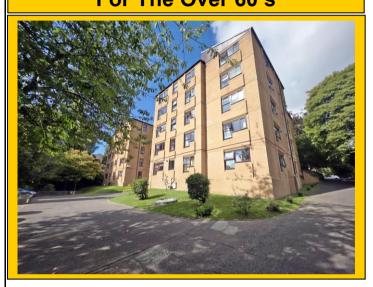


Roberts

Sales, Lettings & Block Management

TWO BEDROOM FLAT For The Over 60's



£95,000







Leonard Hackett Court, St Winifreds Rd, Bournemouth, Dorset, BH2 6PR

- * THIRD (TOP) FLOOR LIFT SERVED FLAT FOR THE OVER 60's *
- * 60 Sq' M * TWO BEDROOMS * DUAL ASPECT LOUNGE / DINER *
- * SEPARATE KITCHEN * BATHROOM SUITE * TWO STORAGE CLOSETS *
 - * ENTRY PHONE * GCH & UPVC D/G * CARELINE SERVICE *
 - * 70 / 30 EQUITY OWNERSHIP * COMMUNAL GARDENS *
- * WELL PRESENTED ACCOMMODATION * RESIDENT PERMIT PARKING *
- * CLOSE TO PARK LAND AT MEYRICK PARK * VACANT & CHAIN FREE *

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Communal entrance leading to stairs, lift and landings, the flat lies on the third (top) floor. Front door leads into:

Entrance textured ceiling with ceiling light point and mains wired smoke detector. **Hallway:** Entry phone receiver and 'Careline' pull cord. Central heating thermostat,

single panelled radiator and hatch giving access to loft.

Storage Closet: Housing electrics meter and consumer unit.

Walk-in Storage: 7' 2 x 2' 6 / 2.18m x 0.76m (approx'). Having shelved storage.

Lounge / Diner: 15' 4 x 11' 4 / 4.67m x 3.45m (approx').

Coved and textured ceiling with ceiling light point. UPVC double-glazed windows to side and rear aspects. Twin double panelled radiators. Television point and telephone point. Door gives access to:

Kitchen: 11' 4 x 6' 10 / 3.45m x 2.08m (approx').

Textured ceiling with railed down light point. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker with cooker hood over. Space and plumbing for washing machine. Space for fridge/ freezer. Splash back tiling. Wall mounted gas central heating boiler. Space saving vertical radiator.

Bedroom One: 12' x 10' 1 / 3.66m x 3.07m (approx'). Textured ceiling with ceiling light

point. UPVC double-glazed window to rear aspect. Double panelled radiator. Fitted mirror fronted double wardrobe with hanging rail and storage over.

Bedroom Two: 12' x 6' 5 / 3.66m x 1.96m (approx'). Textured ceiling with ceiling light

point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bathroom: 6' 9 x 5' 8 / 2.06m x 1.73m (approx').

Textured ceiling, ceiling light point and extractor. Pedestal wash hand basin with mixer tap. Panelled bath with electric shower over. Low level WC. Fully

tiled walls, tiled flooring and double panelled radiator.

Further The property is owned on a 70% / 30% basis with no rent payable on the

Information: 30% share. A minimum age restriction of 60+ years applies.

https://www.anchorhanover.org.uk/our-properties/leonard-hackett-court-bournemouth

Outside: The property is set in well-presented and maintained communal grounds

with established and mature trees, bushes and shrubs. Resident and visitor

parking (non allocated).

Tenure: Leasehold (80-years remaining)

Ground Rent: Nil

Maintenance: £4,867.44 per annum (£405.62 per month). Does include water,

sewerage, reserve fund, cleaning & gardening of all communal areas

and overall maintenance.



















