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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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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.

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

<u>Entrance</u>	textured ceiling with ceiling light point and mains wired smoke detector.
<u>Hallway:</u>	Entry phone receiver and 'Careline' pull cord. Central heating thermostat, single panelled radiator and hatch giving access to loft.
<u>Storage Closet:</u>	Housing electrics meter and consumer unit.
<u>Walk-in Storage:</u>	<u>7' 2 x 2' 6 / 2.18m x 0.76m (approx')</u> . Having shelved storage.
<u>Lounge / Diner:</u>	<u>15' 4 x 11' 4 / 4.67m x 3.45m (approx')</u> . 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:
<u>Kitchen:</u>	<u>11' 4 x 6' 10 / 3.45m x 2.08m (approx')</u> . 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.
<u>Bedroom One:</u>	<u>12' x 10' 1 / 3.66m x 3.07m (approx')</u> . 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.
<u>Bedroom Two:</u>	<u>12' x 6' 5 / 3.66m x 1.96m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.
<u>Bathroom:</u>	<u>6' 9 x 5' 8 / 2.06m x 1.73m (approx')</u> . 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.
<u>Further Information:</u>	The property is owned on a 70% / 30% basis with no rent payable on the 30% share. A minimum age restriction of 60+ years applies. https://www.anchorhanover.org.uk/our-properties/leonard-hackett-court-bournemouth
<u>Outside:</u>	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).
<u>Tenure:</u>	Leasehold (80-years remaining)
<u>Ground Rent:</u>	Nil
<u>Maintenance:</u>	£4,867.44 per annum (£405.62 per month). Does include water, sewerage, reserve fund, cleaning & gardening of all communal areas and overall maintenance.

**EPC
HERE**



Third Floor (Lift Served)
59 Sq' M / 635 Sq' Ft

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