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Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£225,000



Merrion Court, 55 Bournemouth Road, Lower Parkstone, BH14 0EN

- **Ground Floor Purpose Built**
- **62 Square Metres**
- **Two Bedrooms**
- **Good-Sized Kitchen**
- **Lounge / Diner**
- **GCH & UPVC D/G**
- **Garage in Block**

- **Share in Freehold**
- **952-Year Lease Remaining**
- **Maintenance £1,380 p/a**
- **Ground Rent Nil**
- **EPC C-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

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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 and landings, the flat lies on the ground floor.

**Entrance
Hallway:**

Textured ceiling, ceiling light point and smoke detector. Single panelled radiator. Walk-in storage cupboard (6' 6" x 3' 4"). Further linen cupboard. Entry phone receiver. Wood laminate flooring.

Lounge / Diner:

17' 8 x 11' 5 / 5.39m x 3.48m (approx'). Coved and textured ceiling with railed down light point. Full-height UPVC double-glazed window to front aspect. Double panelled radiator television / media point and telephone point. Central heating thermostat.

Kitchen:

10' 9 x 7' 4 / 3.28m x 2.24m (approx'). Having textured ceiling with railed down light point and UPVC double-glazed window to overlooking communal garden. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Space and connection for gas cooker with fitted cooker hood over. Space for fridge / freezer, space and plumbing for washing machine and space for tumble drier. Gas central heating combination boiler. Splash back tiling and wood laminate flooring.

Bedroom One:

15' 1 x 10' 7 / 4.60m x 3.23m (approx').

Having textured ceiling with ceiling light point. UPVC double-glazed window overlooking communal garden. Single panelled radiator.

Bedroom Two:

10' 7 x 7' 9 / 4.60m x 2.36m (approx').

Having textured ceiling with ceiling light point. UPVC double-glazed window overlooking communal garden. Single panelled radiator.

Bathroom:

7' 1 x 6' 6 / 2.16m x 1.98m (approx'). Plain ceiling with ceiling light point and extractor. UPVC double-glazed frosted window. Panelled shower bath with shower mixer tap and glass shower screen. Vanity unit with inset wash hand basin with mixer tap. Close coupled WC. Tiled walls and tiled flooring, chromed ladder style heated towel rail.

Outside:

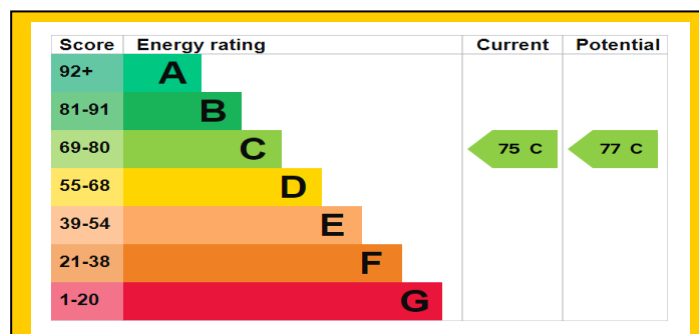
The property lies in well maintained and well-presented communal grounds. Garage in block with an up-and-over door. Visitor parking.

Tenure:

Leasehold with the benefit of a share in the freehold. Remainder of a 999-year lease (952-years remaining).

Charges:

£1,380 per annum **Ground Rent: Nil**







Ground Floor

62 Square Metres /
667.36 Square Feet

