

**25 Dorwin Court,
68 Princess Road, Poole, BH12 1BL**

**£149,950
Leasehold**



A well-presented one bedroom first floor flat forming part of a low rise Art deco inspired purpose built block and is conveniently situated being within a short level walk of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas. The property offers light and well proportioned accommodation comprising hallway, sitting room with parquet flooring, a modern fitted kitchen, double bedroom and a modern bathroom suite with fitted shower. Other features include gas central heating and double glazing. Offered with No Forward Chain.

APPROACH A secure communal front door opens into a foyer with stairs to all floors.

FRONT DOOR Opens into:

ENTRANCE HALL Panelled radiator, built in storage cupboards.

LOUNGE/DINING ROOM 12' 11" x 10' (3.94m x 3.05m) A UPVC double glazed bay window overlooks the communal courtyard, panelled radiator, herringbone parquet flooring, picture rail.

KITCHEN 7' 2" x 6' 4" (2.18m x 1.93m) Fitted with a simple range of units comprising base and wall mounted cupboards and drawers, single drainer stainless steel sink unit with chrome mixer tap, worktop with ceramic tiled splashbacks, space for electric oven with stainless steel extractor hood above, space and plumbing for automatic washing machine, built in cupboard housing the Glow Worm central heating boiler, UPVC double glazed side aspect window.

BEDROOM 13' 4" x 9' 5" (4.06m x 2.87m) A UPVC double glazed window overlooks the communal courtyard, panelled radiator.

BATHROOM Fitted with a modern white suite comprising panel enclosed bath with wall mounted Triton electric shower, rail and curtain, low flush WC, wall mounted wash hand basin, ceramic tiled walls, obscure glazed side aspect window, extractor fan, panelled radiator.

LEASE INFORMATION We have been informed that there are 96 years remaining and that sub-letting is permitted but pets are not.

MAINTENANCE We have been informed this is £451.14 paid every quarter.

GROUND RENT We have been informed this is £37.50 paid every quarter.

COUNCIL TAX BAND 'A' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 14809**





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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