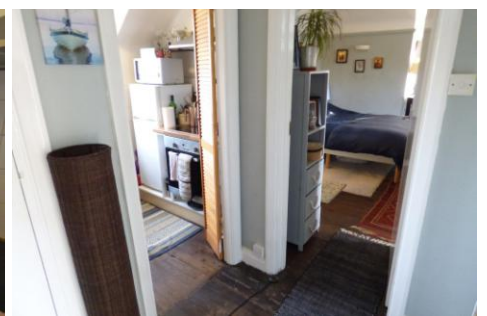


**Flat 10a Princes Court,  
320 Poole Road, Branksome, Poole,  
BH12 1AN**

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**£145,000  
Leasehold**



**Situated within a highly popular and convenient location close to excellent bus services, a main line London railway station and Westbourne village with its array of shops, boutiques and restaurants lies this top floor studio apartment set within a charming character low rise building. The light and airy accommodation comprises of an entrance hallway with storage, spacious dual aspect lounge/bedroom, separate kitchen and shower room. There is UPVC double glazing, electric heating and the development offers well maintained communal grounds.**

**GLAZED COMMUNAL DOOR** Wall mounted security entry system, leading through to:

**COMMUNAL HALLWAY** Stairs give access to the top floor.

**PERSONAL FRONT DOOR** With spyhole and into:

**ENTRANCE HALLWAY** Smooth set ceiling, smoke detector, light point, double door storage/coats cupboard with shelving, exposed wooden floorboards, doors lead off to:

**LOUNG/BEDROOM** 20' 7" max. into bay x 18' max into bay (6.27m x 5.49m) Naturally coved and smooth set ceiling, picture rail, wall lights, dual aspect with two UPVC double glazed windows to the front and side, three storage cupboards/wardrobes one of which has space and plumbing for a washing machine, electric heater, TV and telephone points, exposed wooden floorboards.

**KITCHEN** 8' 1" x 5' 6" (2.46m x 1.68m) Comprising scaffold style shelving, wood effect roll edge worksurface incorporating stainless steel drainer sink with mixer tap and storage below, part tiled walls, four ring electric hob with fan assisted oven and grill below with stainless steel style extractor fan above, space to the side for upright fridge/freezer, UPVC double glazed window to rear aspect, smooth set ceiling, light point, exposed wooden floorboards.

**SHOWER ROOM** 8' 2" x 3' 6" (2.49m x 1.07m) Comprising a three piece suite to include built in shower cubicle with glass sliding door, chrome trim and electric shower, pedestal wash hand basin with pillar taps, low flush push button WC, part tiled walls, ladder style towel rail, smooth set ceiling, light point, extractor fan, UPVC double glazed opaque window, exposed wooden floorboards.

**OUTSIDE** The development is set within well maintained communal grounds.

**TENURE LEASEHOLD** We have been informed that there are approximately 149 years remaining on the lease. We understand that sub-letting and pets are permitted.

**AGENTS' NOTE SHARE OF FREEHOLD** We are advised there is an option to purchase a share, circa £5,000.00.



**MAINTENANCE** We have been informed that this is £1,200 p.a.

**GROUND RENT** We have been informed that this is £150 p.a.

**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: 15010**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	51
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)