

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

**£159,950
Leasehold**



A first floor apartment nicely positioned on the south side of this low rise art deco inspired purpose built development being within a short level walk from Westbourne Village with its fashionable bars, bistros, restaurants and shopping arcade. The well-proportioned living accommodation comprises an entrance hallway with storage, light and airy sunny aspect lounge, stylish modern fitted kitchen, double bedroom and modern bathroom. This wonderful property offers original parquet flooring where specified, UPVC double glazing, gas fired central heating, residents' on-site parking (permit and charges apply) and the building is set within very well maintained communal grounds.

GLAZED COMMUNAL DOORS With wall mounted entry phone system lead through to:

COMMUNAL HALLWAY Stairs give access to first floor and up to:

PERSONAL FRONT ENTRANCE DOOR Which leads into:

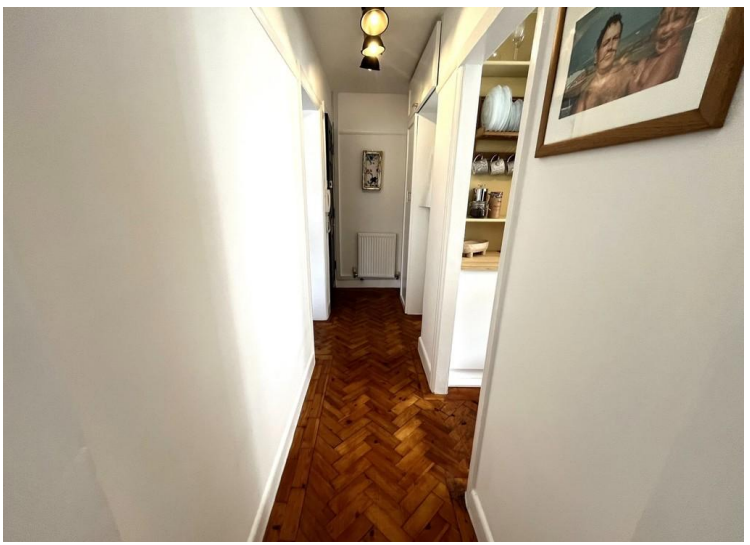
ENTRANCE HALLWAY Smooth set ceiling, light point, storage cupboard with soft closing door housing the electric consumer unit, locker storage located above, wall mounted security entry phone, radiator, original parquet flooring, doorways then lead off to:

LOUNGE 12' 10" into bay x 11' into recess (3.91m x 3.35m) A light, bright and airy room enjoying a southerly aspect with naturally coved smooth set ceiling, light point, picture rail, UPVC double glazed bay window with tiled window sill, radiator below, TV and telephone points, wall mounted space saving bi-folding dining table with two chairs either side, original parquet flooring.

KITCHEN 7' 2" x 6' 4" into recess (2.18m x 1.93m) Comprising a range of white gloss fronted base units and one single wall unit all with matching handleless drawers, light wood square edge worksurfaces incorporating electric induction hob, stainless steel single drainer sink with mixer tap, eye level fan assisted oven and grill, washing machine behind matching cupboard front, integrated fridge with freezer compartment, shelving built into the recess, part tiled walls, concealed Glow Worm boiler, smooth set ceiling, light point, UPVC double glazed window, original parquet flooring.

BEDROOM 13' 9" x 7' (4.19m x 2.13m) This room enjoys a southerly aspect, smooth set ceiling, light point, UPVC double glazed window, tiled window sill, radiator, along part of one wall is a fitted wardrobe with shelving and hanging space, two wooden bedside shelves, original parquet flooring.

BATHROOM 5' 5" x 4' 3" (1.65m x 1.3m) Comprising a white three piece suite to include panel enclosed bath with Victorian style mixer tap and shower attachment, Triton electric shower, low flush push button WC, wall mounted wash hand basin with mixer tap, shelving above, tiled walls with a part mosaic pattern, radiator, UPVC double glazed opaque window, smooth set ceiling, light point, extractor fan, chequered tile effect floor.



OUTSIDE The property is set within well maintained communal grounds.

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

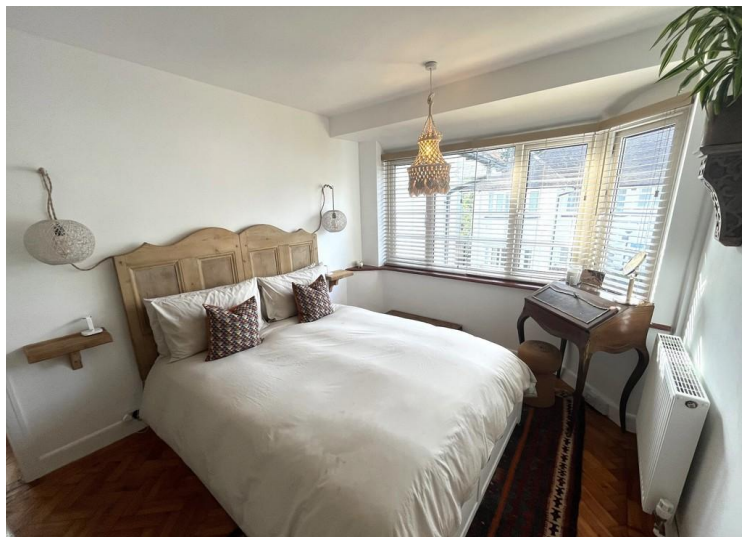
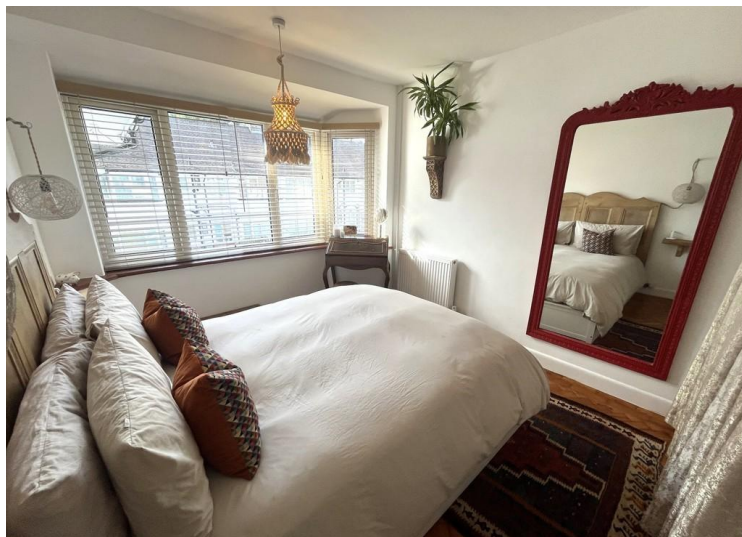
MAINTENANCE We have been informed this is £482.10 paid every quarter, this includes the buildings insurance.


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: 15300



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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