



Downy Court, 166 Bournemouth Road, Poole BH14 9HA

A rare opportunity to acquire a beautifully presented, newly decorated, south facing, top floor purpose-built retirement apartment located within an attractive low-rise development for the over 65s. There is larger than average accommodation on offer for this type of property with a particular feature being the stylish modern 14ft approx. kitchen/breakfast room. There are excellent communal facilities, a house manager, 24-hour careline and residents' only parking spaces.

EPC: 76 Council Tax Band: B Price: £78,000 Leasehold







Key Features

- WONDERFUL, NEWLY DECORATED, PURPOSE-BUILT TOP FLOOR RETIREMENT APARTMENT FOR THE OVER 65's
- ENTRANCE HALLWAY WITH LARGE STORAGE CUPBOARD
- LIGHT & AIRY SUNNY ASPECT ACCOMMODATION
- SUPERB STYLISH KITCHEN/BREAKFAST ROOM
- MODERN FITTED SHOWER ROOM
- COMMUNAL FACILITIES INCLUDING LOUNGE/CONSERVATORY, LAUNDRY & GUEST SUITES
- LOCATED CLOSE TO LOCAL AMENITIES & ON THE DOORSTEP OF EXCELLENT BUS SERVICES
- WELL MAINTAINED COMMUNAL GROUNDS & RESIDENTS ONLY PARKING
- LEASE-91 YRS REMAINING: MAINTENANCE -£2,600 PA: GROUND RENT-£190.94 PA: SUB-LETTING PERMITTED

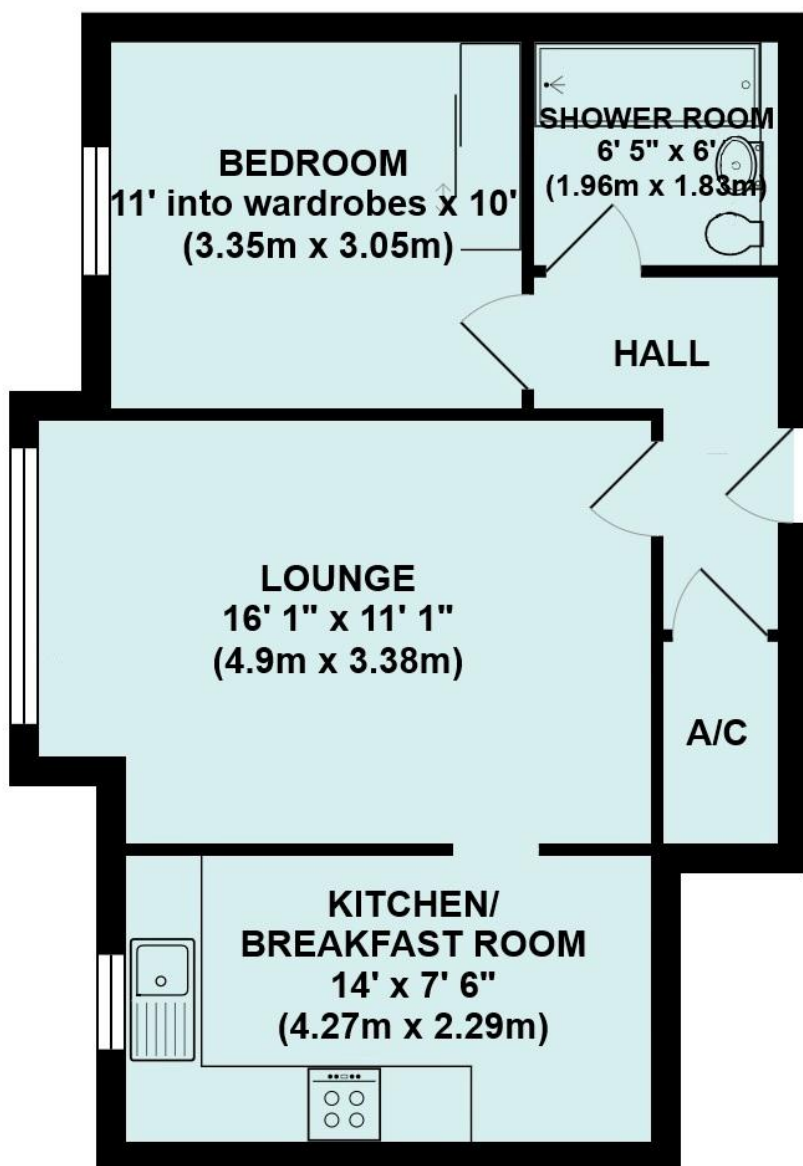
The Property

Glazed communal door with wall mounted security entry phone system leads in to the communal hallway with stairs and lift to all floors. Personal door then leads into the entrance hallway with a large storage cupboard housing the hot water tank. Doors then lead off to the lounge/dining room with ample space and all the main rooms enjoy a sunny southerly aspect providing ample natural light. From the lounge area a doorway leads through to the fantastic stylish modern fitted kitchen/breakfast room, which we feel is a particular feature of this wonderful retirement apartment with gloss fronted units/drawers, part brick effect tiled walls, wood effect flooring and space for a table and chairs. The double

bedroom has the benefit of a glass fronted fitted wardrobe and a superb modern white three-piece shower room suite completes the accommodation.

There are excellent communal facilities to include a residents' lounge with kitchenette, sun conservatory, part time house manager, 24-hour careline and guest suites if required.

Outside the development is set within well maintained communal grounds to the rear where the residents' only parking is located off Florence Road and the building can also be accessed from Bournemouth Road. There are local amenities close by and excellent bus services on the doorstep with Ashley Cross a short distance away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
England & Wales <small>EU Directive 2002/91/EC</small>		

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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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