GREYS
ESTATE AGENTS

Sunnyhill Court, 14 Sunnyhill Road, Poole, BH12 2DT

- Two Bedrooms
- Communal Patio & Garden
- Electric Heating
- Communal Parking
- Close To Amenities / Main Bus Routes

- Second Floor Retirement Flat
- Double Glazing
- Over 60's Age Restriction
- Use of Laundry Room
- No Forward Chain

£110,000

Sunnyhill Road, Poole BH12 2DT

NO FORWARD CHAIN / WELL PRESENTED SECOND FLOOR RETIREMENT FLAT / FEATURE OPEN PLAN LOUNGE / KITCHEN >>> Greys Estate Agents are delighted to offer for sale this well presented second floor warden assisted retirement flat situated in the popular Sunnyhill Court, Sunnyhill Road, Poole. The spacious property comprises: Two bedrooms, feature open plan lounge / kitchen and bathroom. Other benefits include a secure phone entry system, double glazing, communal lounge area, laundry room and a guest suite. With no forward chain and its position close to the local amenities and bus routes, we strongly encourage early internal viewings. To arrange, please contact Greys of Parkstone.

🛏 2   🛁 1   🛋 1   ≡ B   Council Tax Band: B

Hallway

Lounge Area
17'0" max x 13'5" max (5.2m max x 4.1m max)

Kitchen
9'2" max x 6'2" max (2.8m max x 1.9m max)

Bedroom One
15'5" x 8'2" (4.7m x 2.5m)

Bedroom Two
16'8" x 7'6" (5.1m x 2.3m)
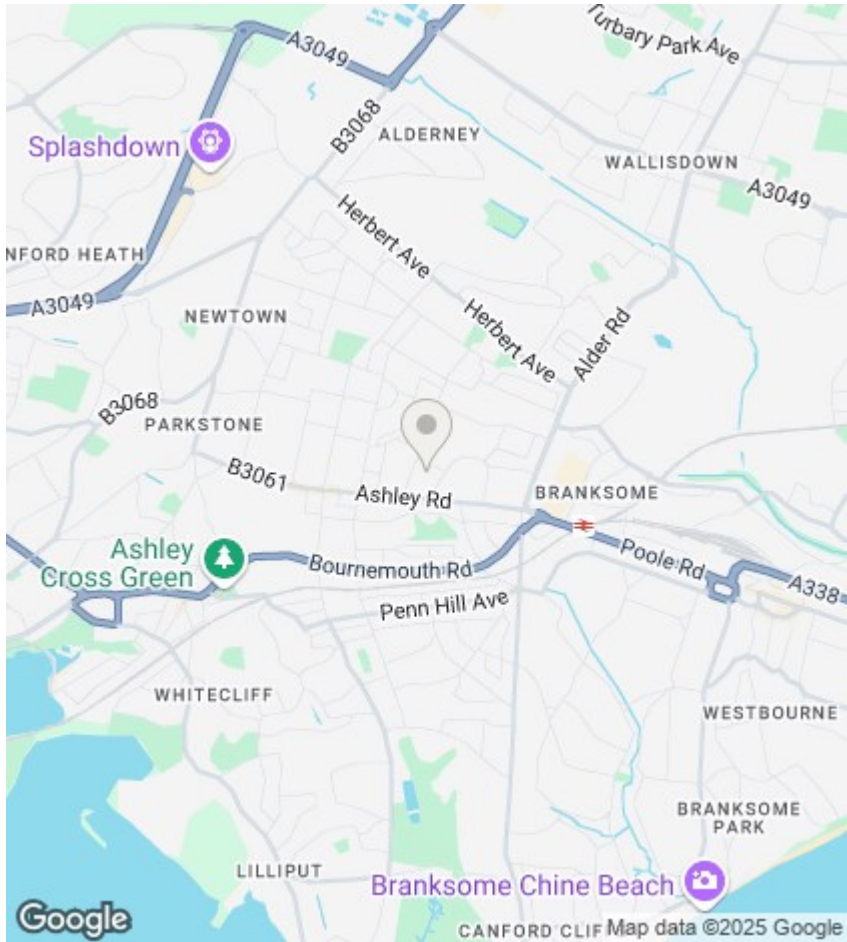
Bathroom
6'6" x 5'10" (2.0m x 1.8m)

Tenure
Leasehold with approx. 89 years remaining.
Service Charge - £2000 / annum approx.
Ground Rent - £200 / annum
Council Tax Band - B

Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Floor plan showing Bedroom Two, Lounge Area, A/C, Kitchen, Bathroom, Hallway, and Bedroom One.

GUIDE ONLY