



## Sunnyhill Court, 14 Sunnyhill Road, Parkstone, BH12 2DT

Asking Price £90,000

- One Double Bedroom
- Direct Access to Patio/Garden
- Electric Heating
- Garage & Communal Parking
- Close To Amenities
- Ground Floor Retirement Flat
- UPVC Double Glazing
- Over 60's Age Restriction
- Communal Garden
- No Forward Chain



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

NO FORWARD CHAIN / WELL PRESENTED GROUND FLOOR RETIREMENT FLAT WITH DIRECT ACCESS TO A PATIO AND COMMUNAL GARDENS PLUS GARAGE >>> Greys Estate Agents are delighted to offer for sale this well presented ground floor warden assisted retirement flat situated in the popular Sunnyhill Court, Sunnyhill Road, Poole. The property comprises: One double bedroom, lounge, modern kitchen and shower room. Other benefits include a secure phone entry system, UPVC 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.



Council Tax Band: B



## ENTRANCE HALL

## LOUNGE

11' 9" x 11' 5" (3.35m 2.74m' x 3.35m 1.52m')

## KITCHEN

8' 9" x 5' 3" (2.44m 2.74m' x 1.52m 0.91m')

## BEDROOM

15' 3" x 7' 9" (4.57m 0.91m' x 2.13m 2.74m')

## SHOWER ROOM

8' 4" x 4' 9" (2.44m 1.22m' x 1.22m 2.74m')

## TENURE

Leasehold - approx. 90 years remaining.

Ground Rent - £200 /annum

Maintenance Charge - approx £2400 / annum

Council Tax - Band B

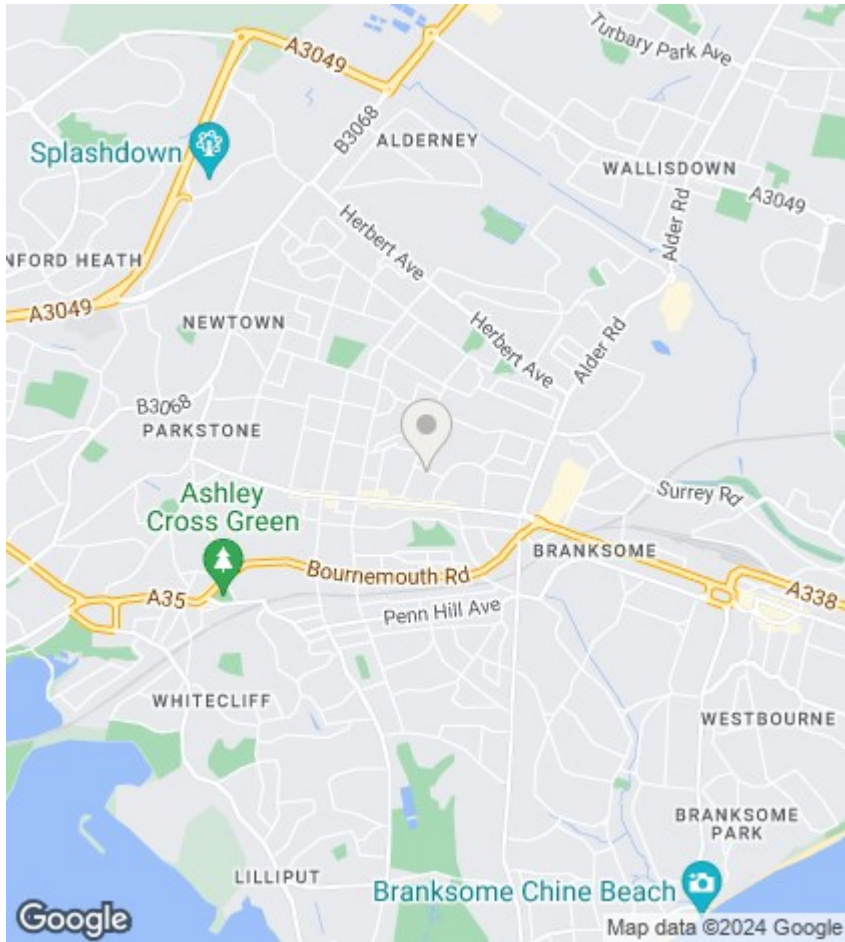






Communal Residents  
Lounge





### Directions

### Viewings

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

### EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

