



## Sandringham Court, 101 Avon Road, Bournemouth, BH8 8SG

£99,950

- One Double Bedroom
- On Site Manager
- Residents Parking
- Early Viewing Strongly Advised
- First Floor Retirement Flat
- Popular Location
- Communal Lounge
- Secure Entry Phone System
- Age Restricted For The Over 60's
- No Forward Chain

# Sandringham Court, 101 Avon Road, Bournemouth BH8 8SG

IMMACULATE RETIREMENT FLAT FOR THE OVER 60's / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer for sale this first floor retirement flat situated in the sought after Sandringham Court development in popular Charminster, Bournemouth. The property is very well presented and currently comprises: One double bedroom, lounge, modern kitchen and shower room. Other benefits include UPVC double glazing, electric heating, secure phone entry system, on site manager, communal lounge with kitchen, communal gardens and residents parking. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: B





#### ENTRANCE HALL

#### LIVING ROOM

13'6" x 12'5"

#### KITCHEN

8'9" x 20'4"

#### BEDROOM

13'10" x 8'5"

#### SHOWER ROOM

9'4" x 6'3"

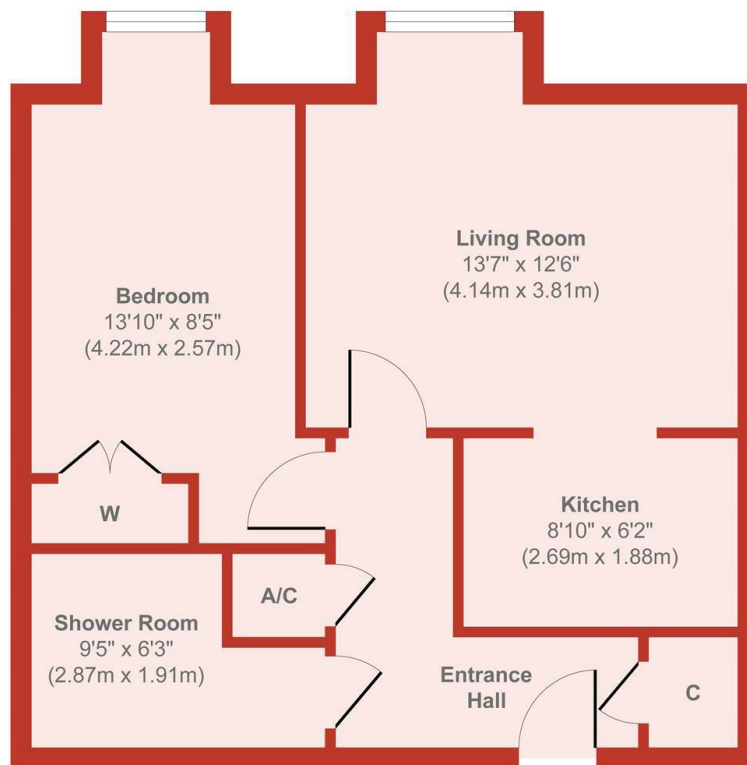
#### TENURE

Leasehold with approximately 91 years remaining.

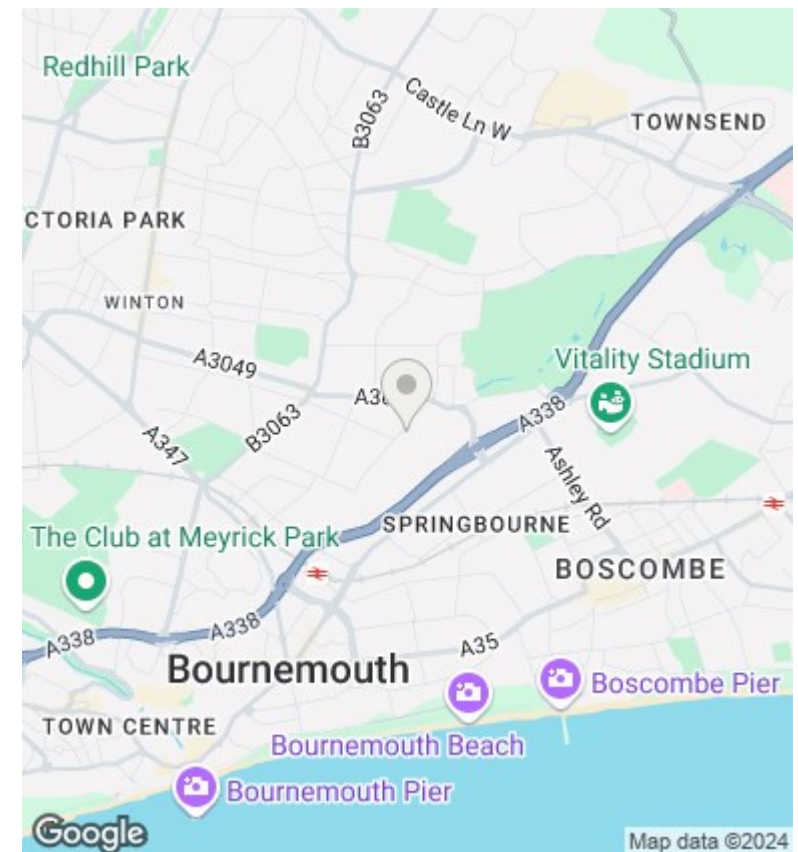
Service Charge - approximately £2761 / annum.

Council Tax - Band B





**Floor Plan**  
Approx. Gross Internal Floor Area 465 sq. ft / 43.20 sq. m  
Produced by Elements Property



## Directions

## Viewings

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

## Council Tax Band B

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	79
(69-80) <b>C</b>		
(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		
EU Directive 2002/91/EC		
England & Wales		