



16 Rutland Manor, 319 Poole Road, Branksome BH12 1AB

Nicely positioned close to Westbourne and local amenities, along with excellent public transport lies this two double bedroom top floor purpose built apartment. There is spacious and well configured accommodation on offer with a balcony located off the lounge/dining room. The property requires updating, which we feel represents an ideal refurbishment project and it is offered with no forward chain.

EPC: 28 Council Tax Band: B Price: £160,000 Leasehold







Key Features

- PURPOSE BUILT TO FLOOR APARTMENT REQUIRING UPDATING
- GOOD SIZE ENTRANCE HALLWAY
- 16ft APPROX. LOUNGE/DINING ROOM
- BALCONY
- GENEROUS SIZE KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- EXCELLENT LOCATION
- SUB-LETTING PERMITTED & NO FORWARD CHAIN
- LEASE: 144 YEARS REMAINING.
SERVICE CHARGE APPROX £1185.80.
GROUND RENT N/A

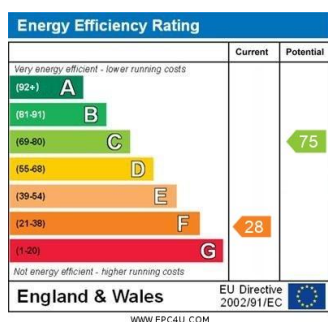
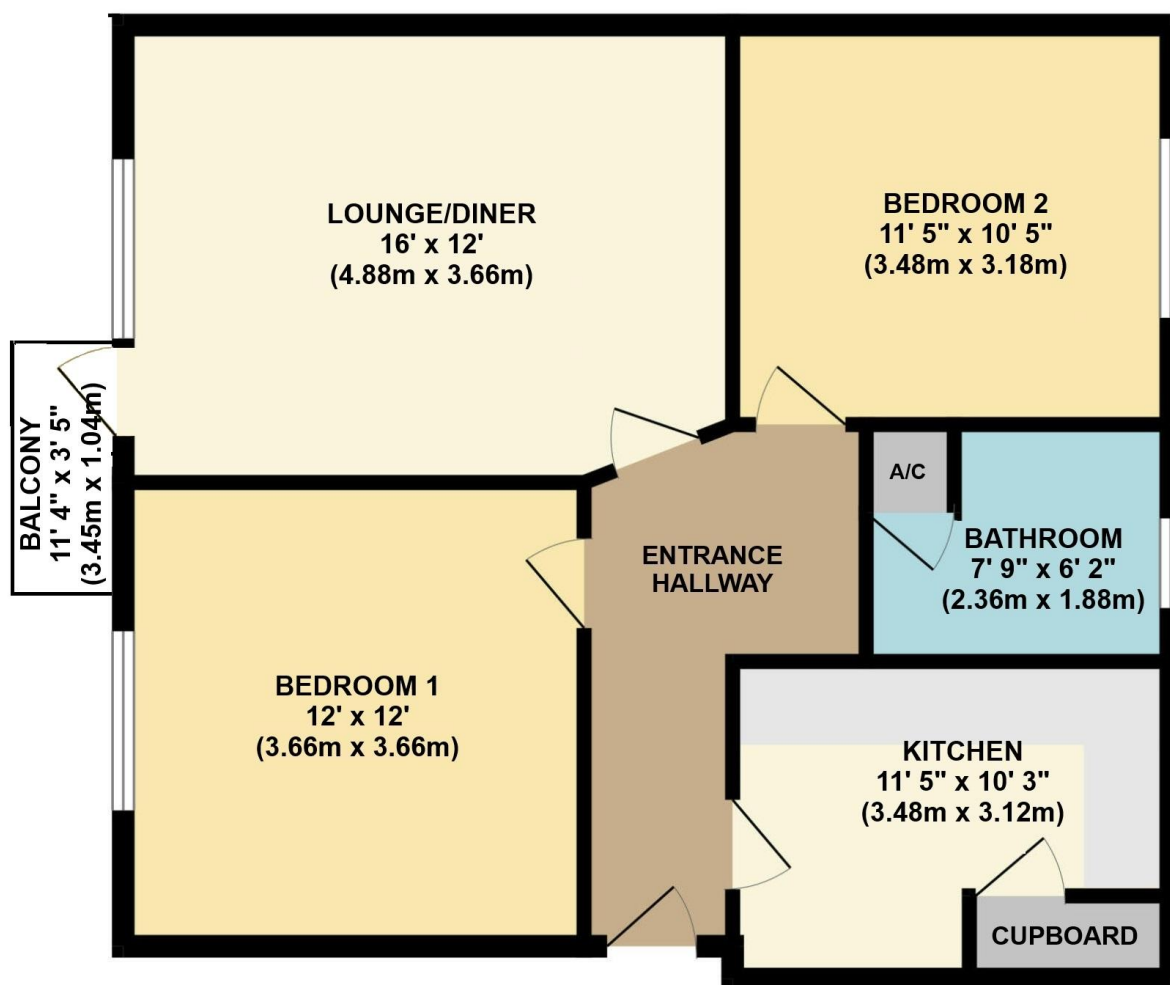
The Property

A communal door with wall mounted security entry phone system leads into the communal hallway. Stairs then provide access to the top floor and up to the personal front entrance door.

Upon entering there is a good size entrance hallway with doors leading off to all rooms. To the front there is a spacious lounge/dining room with a large window and a UPVC double glazed door leading out onto a private balcony.

The kitchen is a very generous size providing space for a table and chairs and there is also a storage cupboard. The two double bedrooms and bathroom complete the accommodation.

The development is set within well maintained communal grounds and lies on the doorstep of Westbourne with its fashionable bars, bistros, cafes, boutiques and M&S Foodhall. There is excellent public transport outside and located a short walk away you will find a Tesco Extra Supermarket.



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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