



HEARNES

WHERE SERVICE COUNTS

**Sunnyhill Court, Sunnyhill Road
Parkstone, Dorset, BH12 2DT**

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Leasehold Price £89,950

A very well presented 1 bedroom first floor flat in this popular retirement development with a lovely outlook. The property includes 24 hour alarm, double glazing, security entryphone, electric storage heating, newly fitted carpets, fitted wardrobes, fitted kitchen and is vacant so available immediately. The development includes many communal facilities including residents lounge, guest suite, laundry, lovely gardens, parking and live in house manager who has worked there for 17 years and has an excellent reputation for looking after the residents.

- Bright and airy flat for over 55's
- Spacious lounge with lovely view from triangular bay window
- 1 bedroom first floor flat
- Fitted kitchen with window to the side affording a lovely outlook
- Spacious bedroom with fitted wardrobes
- Modern bathroom
- Entrance hall with doors to bedroom, lounge and bathroom.

Sunnyhill Ct is set on Sunnyhill Rd in Parkstone, just 400 yards from the shops and amenities in Ashley Road. It is approximately 3 miles from both Bournemouth and Poole Town Centres, 1.5 miles from Westbourne and 2.5 miles from the beach at Branksome Chine.

Leasehold: 125years from 1988

Maintenance: Approximately £1800 per annum

Ground rent: £200 per annum

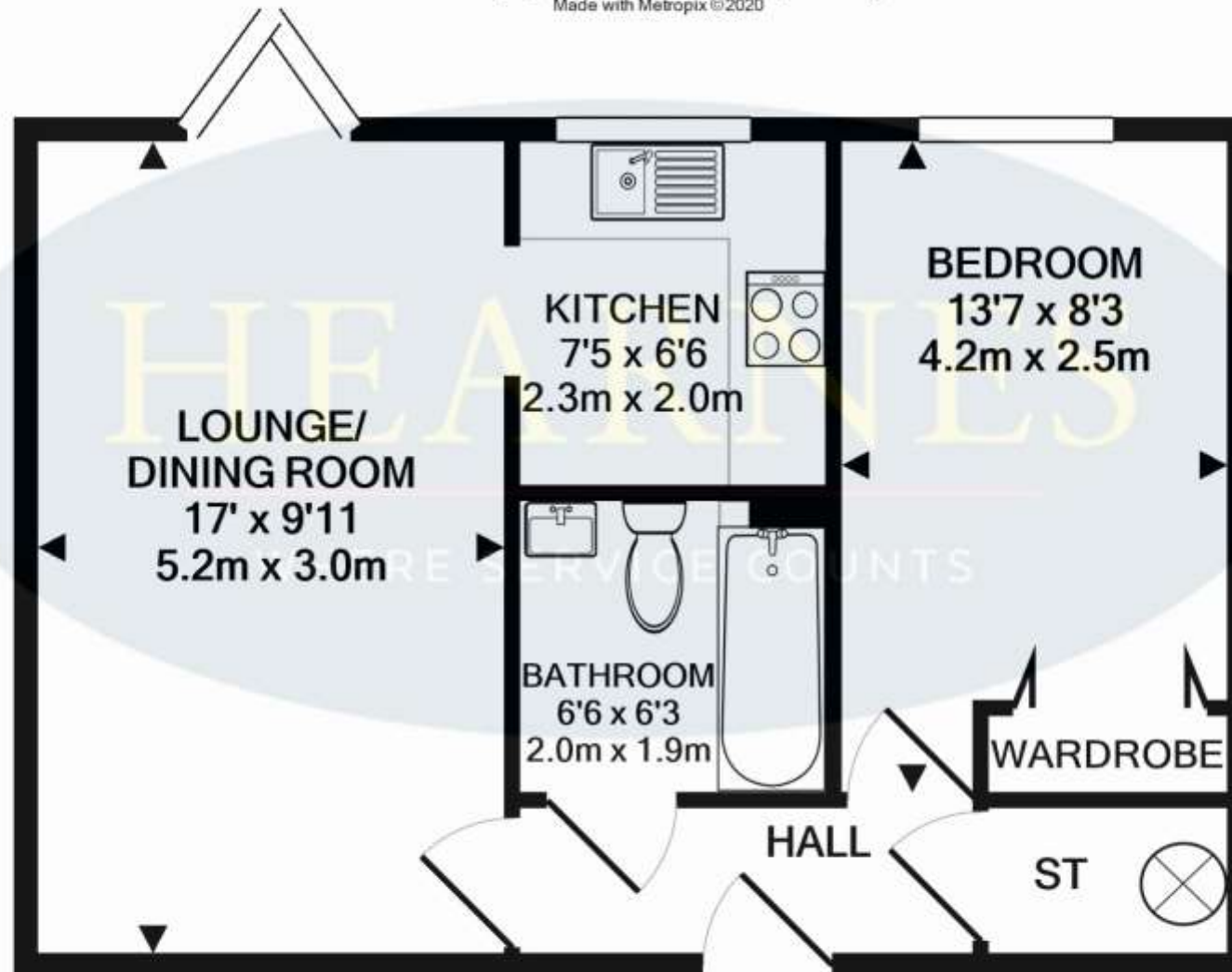
COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 422 SQ.FT. (39.2 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE



Communal residents lounge

Communal gardens and sun terrace