

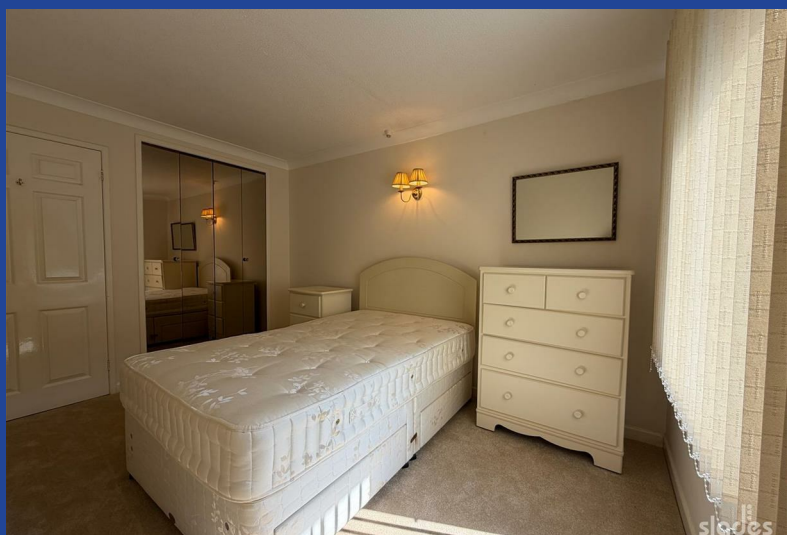

# 3 Durley Chine Road

West Cliff, Bournemouth, BH2 5JP

Price Guide £85,000

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## Road Map



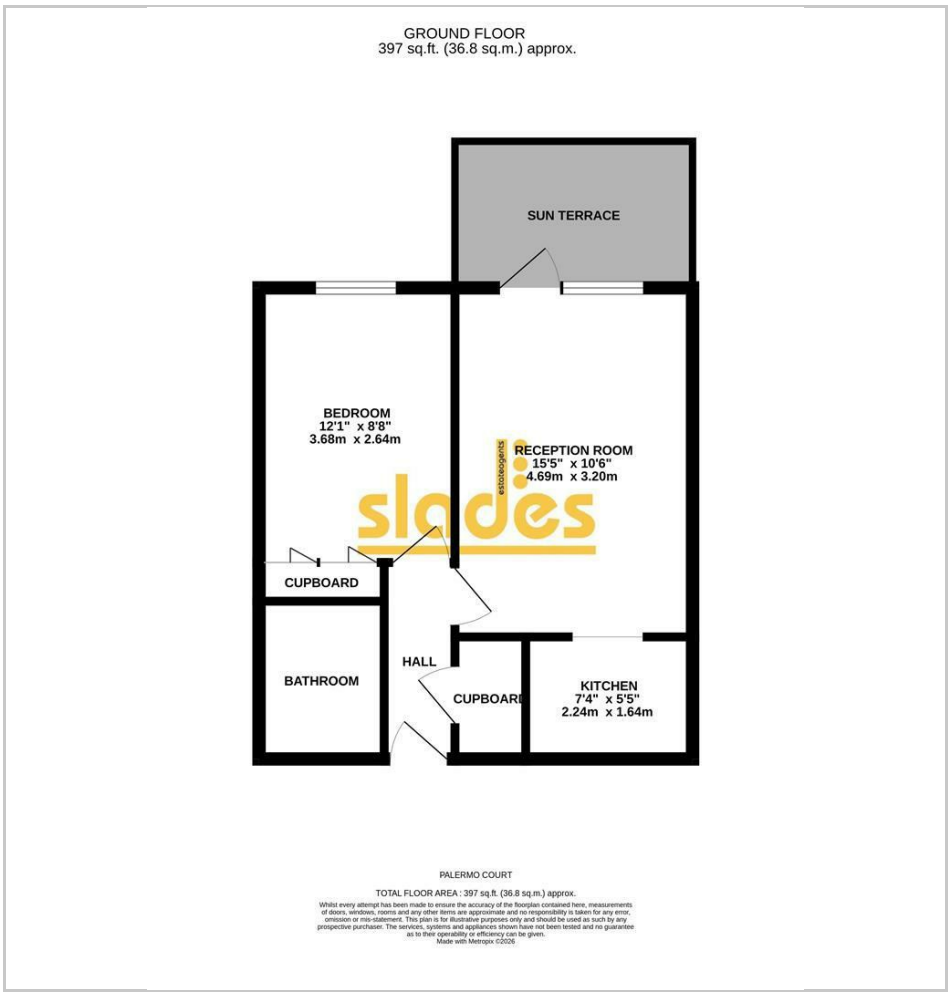

## Hybrid Map




## Terrain Map




## Floor Plan

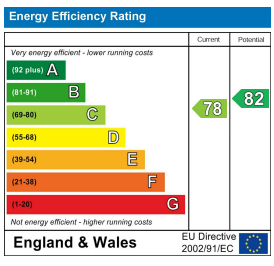



- GROUND FLOOR RETIREMENT APARTMENT (over 60's)
- BRIGHT, SPACIOUS & VERY WELL PRESENTED
- MODERN KITCHEN WITH NEFF APPLIANCES
- NEW CARPETS
- DOUBLE BEDROOM WITH FITTED WARDROBES
- SPACIOUS BATHROOM WITH SHOWER OVER BATH
- USEFUL STORAGE CUPBOARDS
- PRIVATE PATIO leading onto COMMUNAL GARDENS
- RESIDENTS PARKING
- NO CHAIN

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk https://www.sladesproperty.co.uk

**An exceptionally well presented, 1 DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT with PRIVATE PATIO GARDEN situated in this highly convenient location twixt Westbourne Village, Durley Chine & Bournemouth Town centre**







Palermo Court is a popular, well maintained retirement block of retirement apartments situated in an idyllic location. The communal Entrance to the front of the building benefits from a entry phone system and there is an onsite house manager. Flat 2 can also enjoy its own private entrance, directly into the flat from the rear gated entrance.

## ENTRANCE HALL

Smoke alarm, careline alarm, and LARGE AIRING/ STORAGE CUPBOARD also housing the hot and cold water storage systems and ample additional storage space

## LOUNGE/DINING ROOM

15'5 x 10'6 (4.70m x 3.20m )

A bright and spacious room with large uPVC double glazed window and door leading onto the PRIVATE SOUTHERLY FACING PATIO. Storage heater and archway to

## KITCHEN

7'4 x 5'5 (2.24m x 1.65m)

Benefitting from modern high gloss finish wall and base level cabinets with square edge working surfaces incorporating a Neff ceramic hob and fitted under counter Neff oven. Single drainer stainless steel sink unit and tiled walls. Integrated Neff fridge with freezer compartment.

## BEDROOM

12'1 x 8'8 (3.68m x 2.64m)

Window to the rear southerly aspect, overlooking the communal garden and built in folding mirror door wardrobes.

## BATHROOM

Consisting of a ivory coloured suite to include a large panel enclosed bath with handgrips and thermostatically controlled shower valve over and shower curtain. Close coupled WC and vanity style sink unit with useful storage and monobloc tap. Fully tiled walls with large wall mirror and light. Extractor fan.

## OUTSIDE

We are advised there is RESIDENTS PARKING. There is also a PRIVATE SOUTHERLY FACING PATIO AREA which abuts the extensive, very well maintained communal garden areas which offer secluded seating and relaxing areas for all to enjoy.

## COMMUNAL FACILITIES

There is a house manager and a 24 hour emergency care line. There is a guest suite, laundry room and communal lounge area. In addition, outside power points are available for charging electric buggies.







