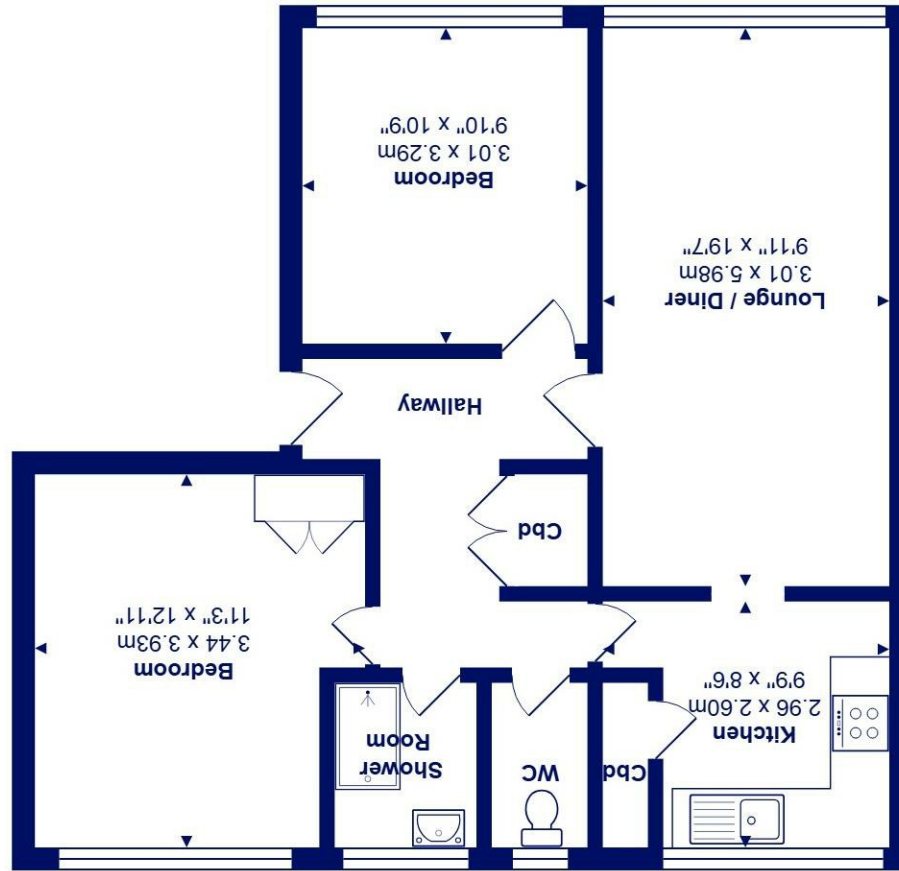




Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



*Flat 3 Lascelles Court Lascelles Road, BH7 6NG*

*£200,000*

**Mitchells**  
1963 — TODAY

**\*\* No Chain \*\*** A superb two double bedroom first floor apartment situated in a modern purpose-built block. This lovely property is presented in good order throughout, featuring generous room sizes, good size communal gardens, new roof with 10 year guarantee, single garage, visitors parking with the driveway front and back being re-done.

Located conveniently in this bustling area with local shops, restaurants and the train station within walking distance.

- First floor apartment of approx. 680 sqft
- Two double bedrooms
- Spacious lounge with flat plastered ceilings, large window, newly installed hot water cylinder & heating
- Modern kitchen with some integrated appliances
- Shower room and separate w/c
- Communal entrance with newly fitted carpets & redecoration, telephone entry system
- Single garage and visitor parking
- Ground rent/maintenance fee: £1692 (£423 paid quarterly)  
This includes water, sewage, building insurance and general upkeep of building.
- Convenient location close to local amenities

EPC Rating Band: F  
Council Tax Band: B  
Share of Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

