

442a, Poole Road, Poole, BH12 1DG



Property overview

Guide Price £175,000

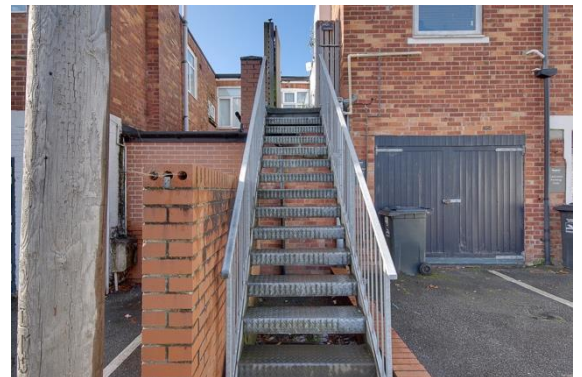
A well-presented two-bedroom first-floor flat with private raised terrace and own entrance in Poole Road, Branksome, Poole.

Convenient for Poole Retail Park (0.2 miles), Branksome Railway Station (<150 yards), popular shops, restaurants and amenities of Ashley Road/Upper Parkstone (0.6 miles), local pre, primary and secondary schools, Tower Retail Park (2.7 miles) as well as travel routes to Bournemouth (2.2 miles), Branksome Chine Beach (1.9 miles), and Westbourne (1.2 miles).

The accommodation offers a hallway (with an airing cupboard), kitchen, 16'0" lounge/diner, bathroom and two bedrooms (master 12'7", second bed/box room 6'5").

Externally, there is a private raised terrace (enclosed by contemporary horizontal batten fencing and laid to artificial grass).

The property also benefits from a long c. 172-year lease, low service charge, UPVC double glazing, and modern gas-fired central heating.



Accommodation

Entrance Via:

Vehicular and pedestrian access from Cromer Road, steps and gate to:

Terrace/Balcony: 22' 10" max x 4' 3" max (6.95m x 1.29m)

Enclosed by fence and wall, laid to artificial grass, steps and UPVC front door to:

Kitchen: 11' 0" max x 9' 7" max (3.35m x 2.92m)

Window to rear aspect, glow worm gas fired combination boiler, range of eye and base level units, freestanding HotPoint oven/grill, space for appliances (washing machine, full-sized fridge/freezer), stainless steel sink/drainage, opening to:

Hallway: 26' 3" max x 2' 9" max (7.99m x 0.84m)

High level consumer unit, picture rail, radiator, doors to accommodation and door to:

Airing/Storage Cupboard: 2' 4" x 2' 2" (0.71m x 0.66m)

Slatted shelving, providing storage.

Bathroom: 7' 6" x 6' 7" (2.28m x 2.01m)

Obscured window to side aspect, panelled bath with mixer taps and shower head over, pedestal wash hand basin, ladder style towel radiator, WC.

Bedroom One: 12' 7" max x 12' 2" max (3.83m x 3.71m)

Picture rail, window to rear aspect (looking onto private terrace/balcony), radiator.

Bedroom Two/Box Room: 6' 5" x 6' 4" (1.95m x 1.93m)

Window to side aspect, hard-wired ethernet. Can fit a single bed, currently used as office.

Lounge/Diner: 16' 0" max x 15' 10" max (4.87m x 4.82m)

Windows to front aspect, two radiators.

Service Charge:

£385.70 per annum. In addition to the share of building insurance, which most recently was £198.50.

Lease:

c.172 years remaining.

Ground Rent:

£1 per annum.

Parking:

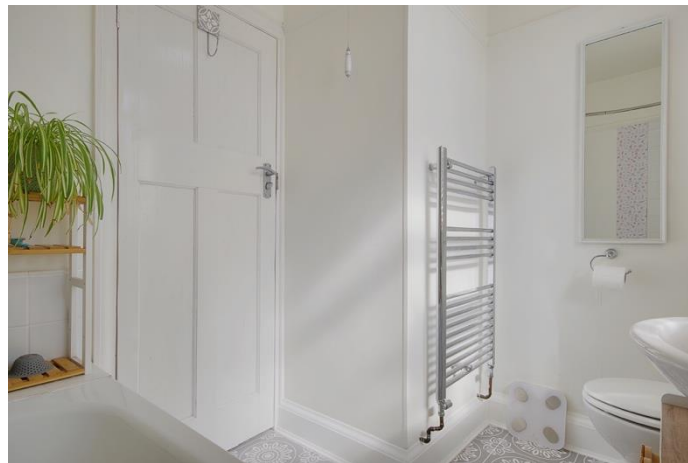
- Free for all parking (two spaces) against the fence
- Access to Magnet parking outside of shop hours (Sat, Mon, Tues, Wed, Fri 9am-6pm. Thurs 9am-8pm. Sun 11am-5pm.)
- Resident permit parking for the full length of Wills Road (Zone Q) - £69 per year.

Photography



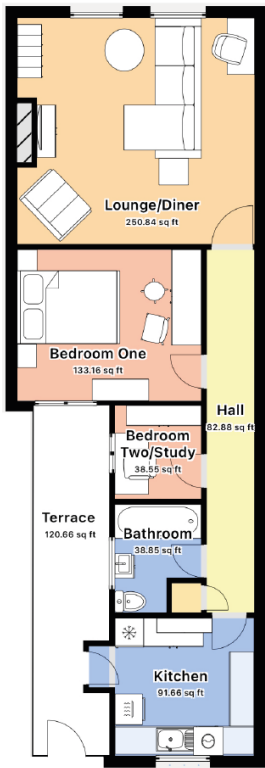








Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

EPC

442A POOLE ROAD BRANKSOME POOLE BH12 1DG	Energy rating D	Valid until:	24 June 2031
		Certificate number:	5839-0426-5000-0804-7222

Property type	Top-floor flat
Total floor area	64 square metres

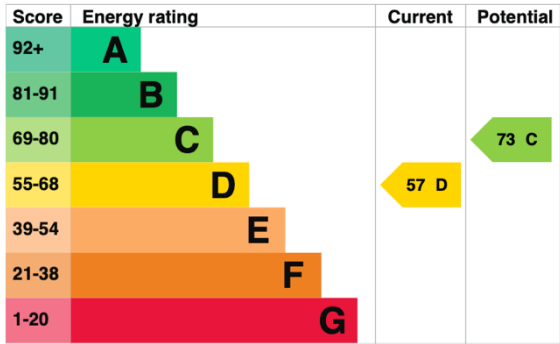
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.	
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Total floor area	64 square metres



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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