

Flat 3, 2, Norrish Road, Branksome, Poole, BH12 2PA



Property overview

Guide Price £137,500

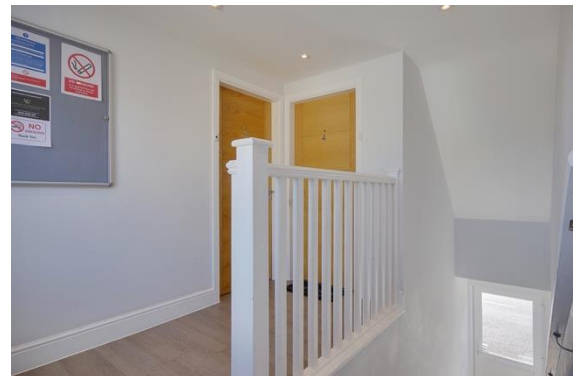
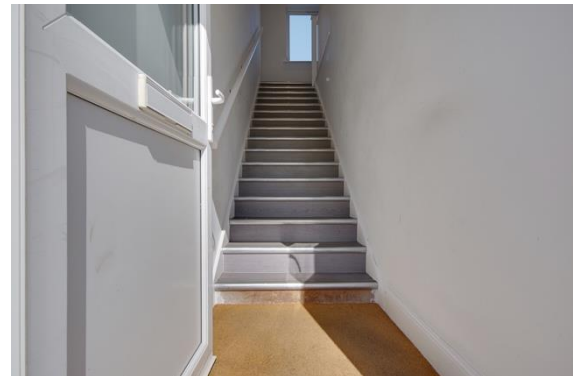
A modern (Built 2020) one double bedroom first floor flat in Norrish Road, Parkstone.

Convenient for the popular bars, restaurants and amenities of Parkstone High Street (<200 yards), Poole Retail Park (0.9 miles), scenic walks of Alexandra Park (0.4 miles), Parkstone Train Station (0.9 miles), Branksome Train Station (0.9 miles), Parkstone Golf Club (1.1 miles) as well as travel routes to Poole, (1.6 miles), Westbourne (2.0 miles), and Bournemouth (2.9 miles).

The accommodation offers a hallway with a storage cupboard, an open-plan kitchen/living space, a double bedroom and a bathroom.

The property also benefits from a long lease, gas-fired central heating, and UPVC double glazing.

The vendor has had an offer accepted on a forward purchase with no forward chain.



Accommodation

Entrance Via:

Communal front door to hallway, stairs to communal first floor landing, front door to:

Hallway: 6' 7" max x 3' 4" max (2.01m x 1.02m)

Spotlights, smoke alarm, doors to accommodation and door to:

Storage Cupboard: 2' 1" x 1' 10" (0.63m x 0.56m)

Providing storage, housing consumer unit and electric meter.

Open Plan Kitchen/Living Space: Overall: 16' 3" x 10' 0" (4.95m x 3.05m)**Living Area: 10' 0" max x 9' 7" max (3.05m x 2.92m)**

Spotlights, window to front aspect, radiator, open plan with:

Kitchen Area: 10' 0" max x 6' 11" max (3.05m x 2.11m)

Smoke alarm, spotlights, window to front aspect, cupboard housing gas fired combination boiler, range of eye and base level units, integrated appliances (fridge/freezer, washing machine, slimline dishwasher oven/grill), 4 ring gas hob with extractor fan over, composite 1 1/2 sink/drainers with mixer tap over.

Bedroom: 9' 11" max x 9' 0" max (3.02m x 2.74m)

Window to rear aspect, radiator, high-level TV point.

Bathroom: 6' 1" max x 5' 5" max (1.85m x 1.65m)

Spotlights, extractor fan, wash hand basin with storage below and mirror above, ladder style towel radiator, panelled bath with glazed shower screen, mixer tap and handheld attachment over, WC with enclosed cistern.

Parking:

Parking available on Chubbs Mews, Buckland Road & Churchill Road. Additionally, there are council car parks on Jubilee Road & Norrish Road, which may offer year-round membership options.

Lease:

125 years from July 2020 (c.120 years remaining)

Service Charge:

£1817.75 per annum (including building insurance)

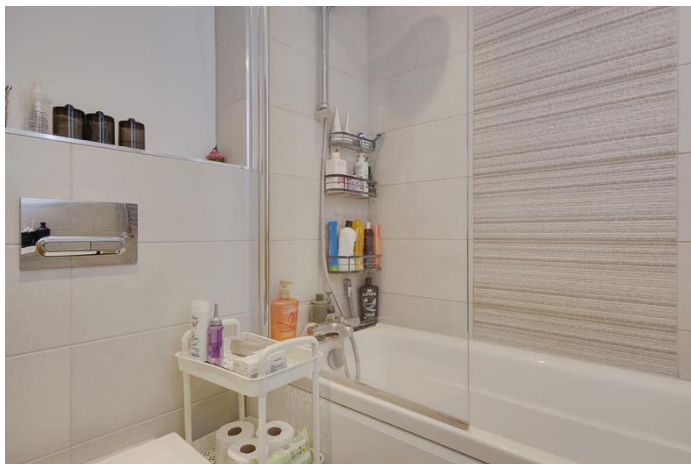
Ground Rent:

£135 per annum

Photography









Floor Plan

EPC

Energy performance certificate (EPC)

Flat 3 2 Norrish Road POOLE BH12 2PA	Energy rating C	Valid until:	7 November 2029
		Certificate number:	9478-6962-7302-6578-6954

Property type	Mid-floor flat
Total floor area	31 square metres

Rules on letting this property

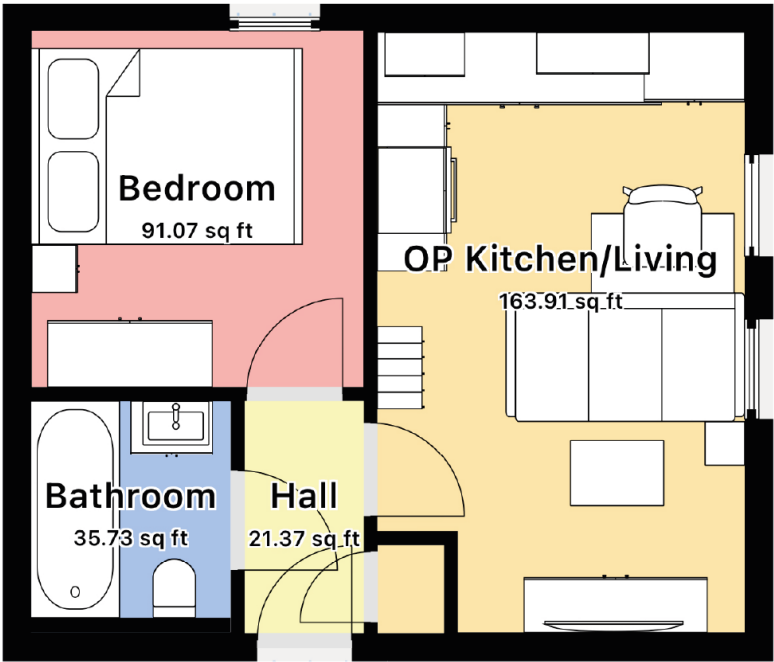
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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

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.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

