



Ribbonwood Heights, Blair Avenue, Poole, BH14 0DE

£250,000

- Two Double Bedrooms
- No Forward Chain
- Balcony
- Ensuite To Main Bedroom
- Sought After Position
- Ground Floor Flat
- Lounge / Diner
- Garage
- Gas Central Heating / UPVC Double Glazing
- Early Viewing Strongly Advised!

Ribbonwood Heights, Poole BH14 0DE

NO CHAIN!! A well presented two bedroom ground floor apartment in sought after Ribbonwood Heights Blair Avenue * Two double bedrooms * Ensuite shower room & modern family bathroom * Large living / dining room with patio doors leading to private balcony * Separate kitchen & gas central heating throughout * Allocated garage and visitor parking * Quaint location set in very well maintained landscaped communal grounds. For further information or to arrange a viewing, please contact Greys Estate Agents.



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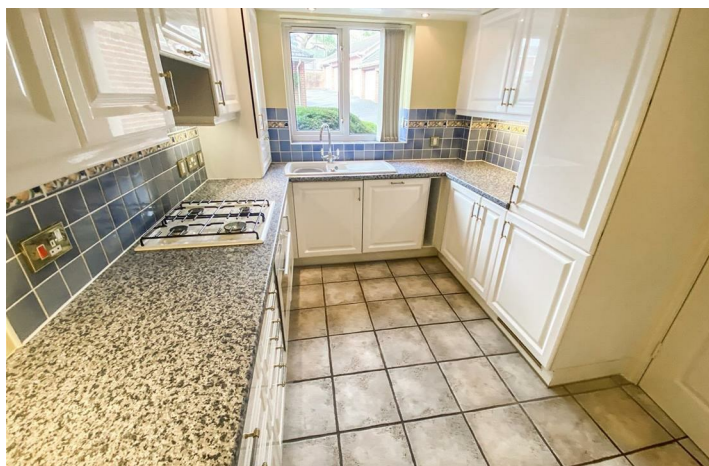


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C

Council Tax Band: E



Entrance Hall

Lounge / Diner

19'7" x 12'0" (5.98m x 3.66m)

Balcony

12'0" x 5'5" (3.66m x 1.66m)

Kitchen

11'6" x 8'7" (3.52m x 2.62m)

Bedroom One

16'8" x 11'9" (5.10m x 3.60m)

Ensuite

8'0" x 5'6" (2.46m x 1.7m)

Bedroom Two

12'7" x 9'6" (3.86m x 2.92m)

Bathroom

8'0" x 6'3" (2.46m x 1.92m)

Garage

Tenure

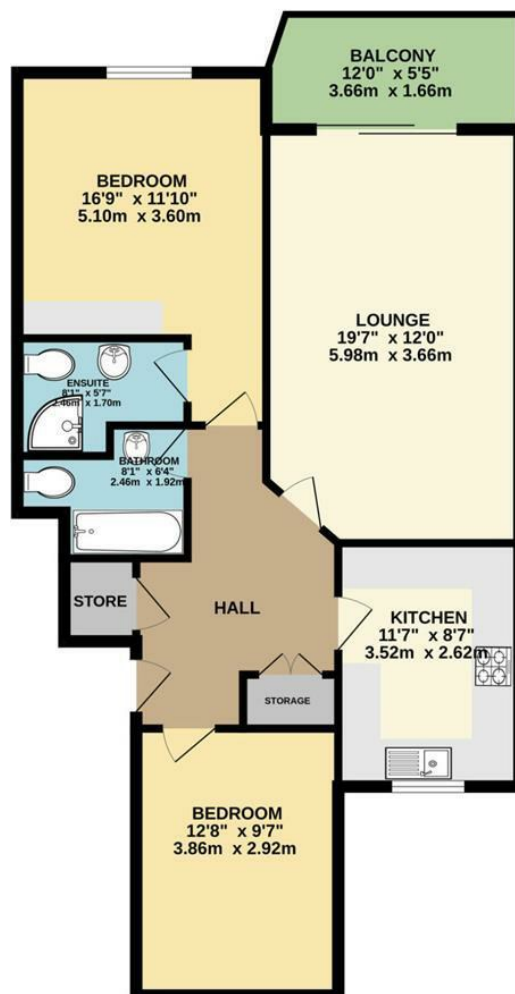
Leasehold - 75 years
approx remaining.

Maintenance Charge -
£2400 / annum approx.

Ground Rent - £150 /
annum.

Council Tax Band - E

GROUND FLOOR
816 sq.ft. (75.9 sq.m.) approx.

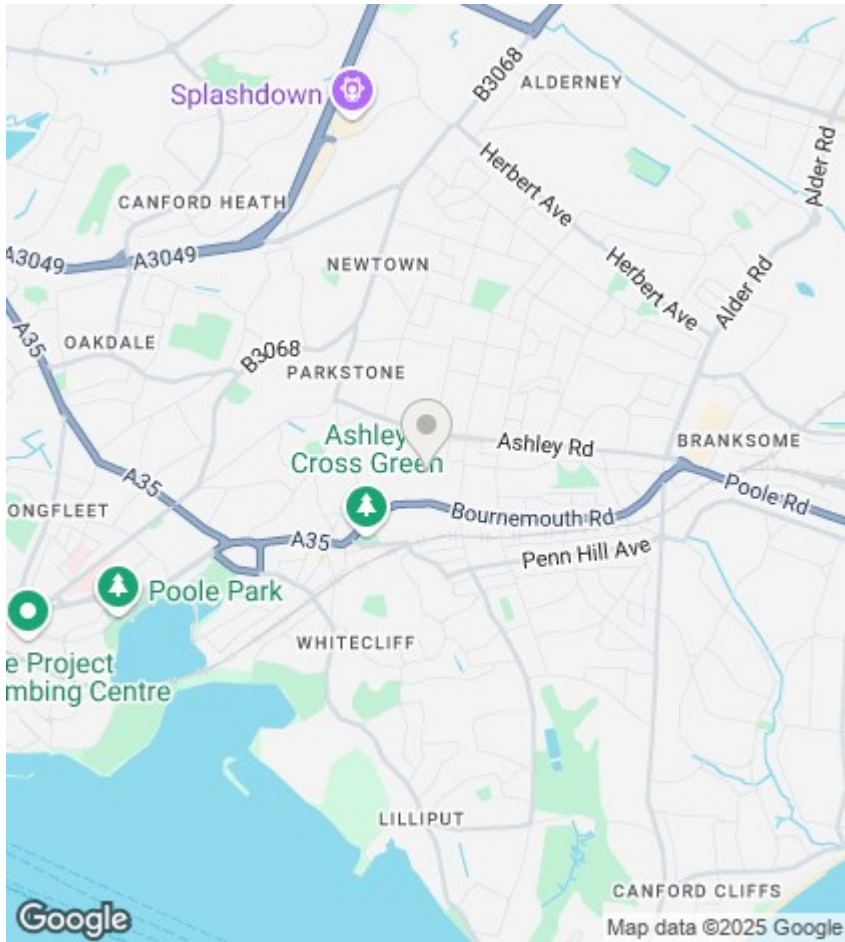


TOTAL FLOOR AREA : 816 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC