



## Redhoave Road, Canford Heath, Poole, Dorset, BH17 9DS

### Guide price £195,000

GROUND FLOOR APARTMENT WITH GARAGE AND OWN GARDEN, CANFORD HEATH, 2 BEDROOM APARTMENT, Leasehold £195,000. Take a look at this spacious and modern ground floor purpose built apartment located in the popular Redhoave Road area of Canford Heath, BH17. This property comes with its own garden and single garage located in nearby block. Inside there is a fitted kitchen with cooker, space and plumbing for washing machine and space for fridge freezer. Plenty of cupboards and work top areas. Wall mounted combi boiler. There are two double bedrooms with primary bedroom having built in mirror fronted wardrobes. Modern bathroom with white suite with shower over bath. Two hall areas both with built in cupboards for storage. A good sized lounge. This property is being sold with "NO FORWARD CHAIN". It also has low management charges and ground rent. Council Tax band B. Some pictures taken prior to occupancy.





# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## FRONT DOOR AND FIRST ENTRANCE HALL

7'11" x 3'11" (2.42 x 1.20)

UPVC double glazed door with glass panes and locking handle leading into :- Entrance hall area. Entrance area with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Built in cupboard with two louver style doors leading to storage area with shelf and rail and consumer unit.

## INNER HALL

3'11" x 7'10" (1.20 x 2.39)

White painted wooden door with glass panels and fitted handles leading to an inner hall area with white ceiling, emulsion painted walls and grey carpet. Ceiling lighting. Light switch.

## KITCHEN

11'0" x 16'0" (3.36 x 4.89)

Open white painted doorway leading into this good size fitted kitchen with white ceiling, part emulsion and part tiled walls. Fitted laminate flooring. Ceiling lighting. Light switch, plug sockets and fuse switches. Wall, base and drawer units with laminate worktops. Sink with drainer and mixer tap. Space and plumbing for washing machine and and space for fridge freezer. Wall mounted boiler. Two UPVC double glazed windows. Free standing slot in cooker.

## LOUNGE / DINING ROOM

11'0" x 16'0" (3.36 x 4.89)

Door leading into this good size lounge dining room with white ceiling, emulsion painted walls and fitted grey carpet. Upvc double glazed window to rear aspect. Light switch, plug sockets and TV socket. Radiator.

## INNER HALL

4'3" x 2'11" (1.32 x 0.90)

Door leading in from the lounge into an inner hall area with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Built in storage cupboard with two doors and space inside. Doors to bedrooms and bathroom.

## BATHROOM

6'2" x 6'7" (1.89 x 2.02)

Door leading into this modern style bathroom with white ceiling, part emulsion painted walls and tiled around bath area with modern style tiles. Ceiling lighting. White suite consisting of bath with shower over bath and metal fittings, wc with seat and lid and cistern and sink with metal fittings and pedestal. Fitted flooring.

## BEDROOM ONE (PRIMARY)

10'10" x 10'9" (3.31 x 3.28)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted grey carpet. Ceiling lighting. Radiator. Upvc double glazed window overlooking front garden. Built in wardrobe with sliding mirror fronted doors with shelving and rails inside. Light switch and plug sockets.

## BEDROOM TWO

10'5" x 8'0" (3.19 x 2.44)

Door leading into this bedroom with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Upvc double glazed window overlooking front aspect. Light switch and plug sockets. Radiator.

## GARDEN

The garden is to the front of the property and is of easy maintenance being laid to shingle with shared pathway leading to the front door of the property.

## GARAGE

Single brick built garage located in nearby block with up and over door.

## TENURE

We have been advised that the property is LEASEHOLD.

We have been advised This is paid every 6 months so annual ground rent & service charge is approx £170.

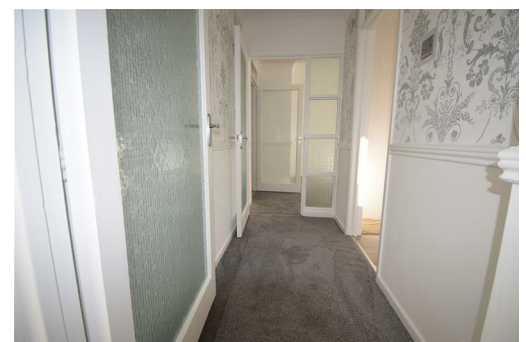
Buildings Insurance: £185.83 per annum.

Term Remaining on Lease: TBC

Ground Rent: Pepercorn we have been advised

The property is also being so with "NO FORWARD CHAIN"

IDEAL PURCHASE FOR FIRST TIME BUYER OR INVESTMENT. Currently rented out on and AST agreement.



Professionals in  
Residential Sales  
and Lettings

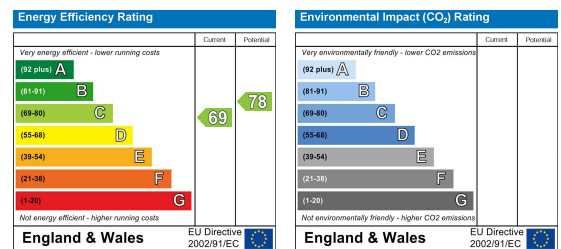
T: 01202 748999 • F: 01202 748545

email: sales@thackerandrevitt.co.uk

email: lets@thackerandrevitt.co.uk

www.thackerandrevitt.co.uk

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88



## Consumer Protection from Unfair Trading Regulation

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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD