



Kangaw Place, Hamworthy, Poole, Dorset

Offers in excess of £175,000

HAMWORTHY, 2 DOUBLE BEDROOM APARTMENT, £175,000 Offers in excess. Take a look at this well presented leasehold two double bedroom top floor purpose built apartment located in HAMWORTHY close to the WATERS EDGE. offered with GAS CENTRAL HEATING, modern fitted kitchen/ breakfast room with oven, hob and extractor fan and door to BALCONY AREA. Modern bathroom with white three piece suite, entrance hall with oak colored laminate flooring and hall cupboard, lounge with laminate flooring, UPVC DOUBLE GLAZED throughout, shared balcony and a single GARAGE located in nearby block with ADDITIONAL SOTRE CUPBOARD OUTSIDE. The property is currently tenanted and is being offered with "NO FORWARD CHAIN". An early viewing is recommended and this is a great investment. LOW MANAGEMENT CHARGES. IDEAL FIRST TIME BUY.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

FRONT DOOR AND ENTRANCE HALL

20'5" x 3'2" (6.24 x 0.97)

Solid wooden front door with letterbox, chubb type lock, yale type lock leading into nicely decorated entrance hall with white emulsion painted ceiling, white coving, emulsion painted walls, white woodwork, oak colored laminate flooring, light switches, plug socket, lighting, entry phone, paneled radiator, There is a good size Hall cupboard with wooden door and space inside with shelf and hanging rail. ceiling loft hatch.

LOUNGE

11'11" x 13'9" (3.65 x 4.21)

White door with metal handles leading from the hall into the lounge with oak colored laminate flooring, emulsion white ceiling and coving, emulsion painted walls, upvc double glazed window with views across to communal ground and far reaching waterside views. Two feature arch recess areas with lighting and ideal for storage, TV boxed ledge to one corner of arch recess, light switch, plug sockets and TV point, ceiling light fitting. Radiator.

KITCHEN BREAKFAST ROOM

10'4" x 9'4" (3.17 x 2.85)

Door from entrance hall leading into this modern style kitchen breakfast room with a range of Light wood colored wall, base and drawer units with fitted handles, mixed colored tiled walls around the worktops and emulsion painted to the remainder of the walls and fitted flooring. UPVC double glazed window overlooking the front aspect of the property. There is space and plumbing for washing machine. Electric stainless steel oven, extractor fan with stainless steel five ring gas hob, ceiling recess lights, larder style cupboard, tiled flooring and breakfast bar, door leading to shared balcony with access into communal landing area. built in cupboard housing Glo Worm boiler.

BEDROOM ONE (PRIMARY REAR FACING)

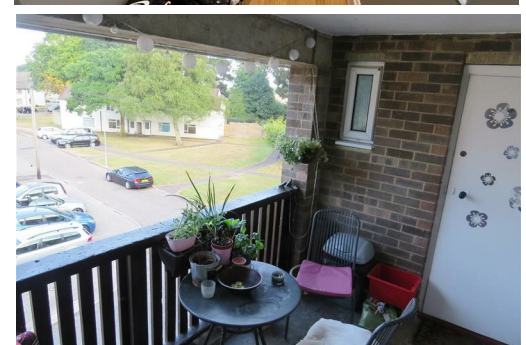
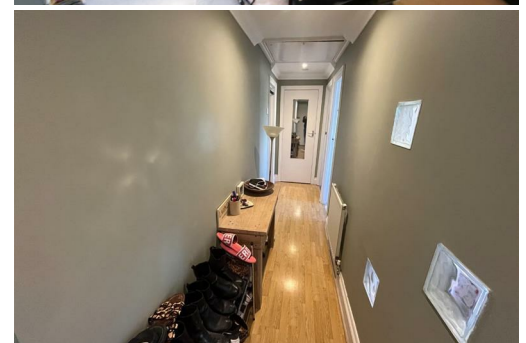
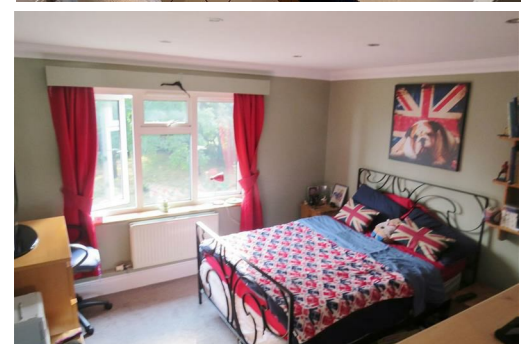
12'1" x 11'8" (3.70 x 3.57)

White wooden door with two handles leading into primary double bedroom facing to the rear with views across the communal gardens and far reaching water side views. Emulsion painted ceiling and coving, emulsion painted walls, pine effect woodwork and fitted carpet, built in wardrobe with triple pine effect folding doors with rails and shelf inside, double glazed window facing over the rear, light switch, plug sockets and TV point.

BEDROOM TWO (DOUBLE FRONT FACING ASPECT)

9'0" x 10'5" (2.76 x 3.19)

Wooden white door with metal handles leading into this double bedroom facing over the front aspect of the property. White ceiling, emulsion painted walls and fitted flooring. Paneled radiator, built in wardrobe with triple folding light pine effect doors, UPVC double glazed window facing over the front of the property, light switch and plug sockets.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

BATHROOM

4'7" x 9'0" (1.41 x 2.75)

White painted wooden door with metal handles to bathroom with white ceiling and coving, white tiled walls with decorative tiles in places, white suite consisting of low level flush wc with seat and lid, bath with pine effect side and back panel, wall mounted power shower and metal taps, shower rail, white sink set onto a wooden vanity unit with base cupboard and mixer tap, tiled flooring. Upvc double glazed window creating natural light into this room.

GARAGE & STORE CUPBOARD.

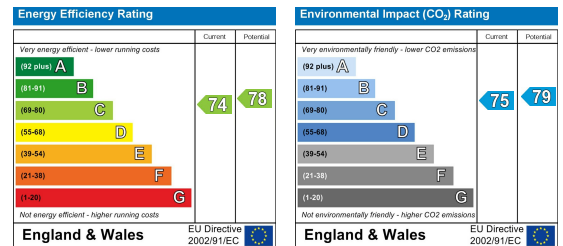
There is a Single garage located in block with up and over door. Concrete flooring and brick walls. There is also a separate store cupboard to the side of the block allocated to the flat.

TENURE

Management charges : £850.00 per half year includes buildings insurance and ground rent

Lease Remaining: 102 years





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556306)
Plan produced using PlanUp.

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