



Redhoave Road, Canford Heath, Poole, Dorset, BH17 9DR

Asking price £199,950

GARDEN APARTMENT, NEWLY REFURBISHED APARTMENT IN CANFORD HEATH, BH17, FOR SALE £199,950 LEASEHOLD. TWO DOUBLE BEDROOMS, NEWLY FITTED WHITE KITCHEN AND BATHROOM. GREY FLOORING THROUGHOUT, DOUBLE GLAZING AND GAS CENTRAL HEATING. GARDEN AND GARAGE. GOOD LEASE OF 108 YEARS, LOW MANAGEMENT COSTS AND ZERO GROUND RENT CHARGES. COUNCIL TAX BAND B. OFFERED WITH NO FORWARD CHAIN. IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.



FRONT DOOR AND ENTRANCE HALL

8'11" x 4'3" (2.74 x 1.31)

Communal stairs to the first floor, leading to front door. Wooden door with locks leading into entrance hall. Entrance hall with white ceiling, emulsion painted walls and carpet. Radiator. Doors to all rooms. Light switch and plug socket. Ceiling lighting.

KITCHEN

9'5" x 13'0" (2.88 x 3.97)

Door leading from the entrance hall into the kitchen with rear facing aspect. White ceiling, part tiled and part emulsion painted walls, lino flooring. Ceiling lighting. A range of built in wall, base and drawer cupboard units with laminate worktops. Sink with bowl, drainer and mixer tap. Electric oven, four ring gas hob and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted conventional boiler fitted in October 2023. Upvc double glazed window overlooking garden area. Radiator. Plug sockets and fuse switches.

BEDROOM ONE (PRINCIPLE)

9'2" x 13'0" (2.80 x 3.98)

Door leading from the hall into the main bedroom overlooking front aspect of the property. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Upvc double glazed window. Radiator.

BEDROOM TWO (REAR FACING)

7'4" x 10'1" (2.24 x 3.09)

Door leading from the hall into this bedroom overlooking rear garden. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window. Light switch, plug sockets.

LOUNGE

9'5" x 13'0" (2.88 x 3.97)

Door leading from the hall into the lounge with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window to front aspect. Light switch, plug sockets, TV socket.

BATHROOM

9'1" x 6'11" (2.78 x 2.13)

Door leading from the hall into the bathroom with white ceiling, part tiled and part emulsion painted walls, fitted lino flooring. Ceiling lighting. Radiator. Wall mounted mirror. Three piece bathroom suite with bath and electric shower over bath, shower screen and metal fittings. WC with seat and lid and cistern. Sink with metal fittings and pedestal.

GARAGE

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

GARDEN

There is a garden conveyed with the property, mainly laid to lawn with flower borders and fencing.

TENURE

We have been advised that the property is Leasehold.

Years remaining on Lease:- 108 years remaining

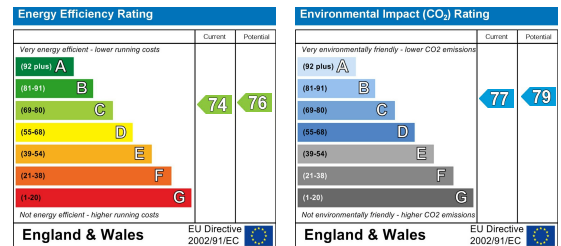
Management Charges: Rebbeck Brothers are the Managing Agents- £170.12 Per Annum

Ground Rent:- We have been advised Zero ground rent.

Insurance buildings:- £193.07 Per annum

OFFERED WITH "NO FORWARD CHAIN"





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