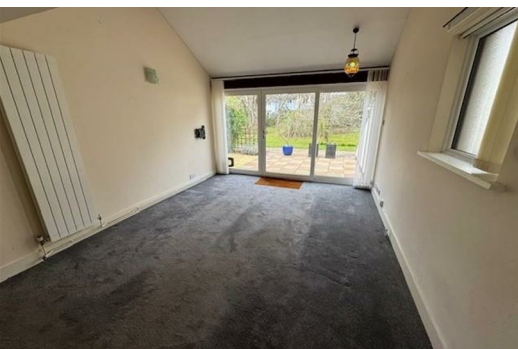




Tree Hamlets, Upton, Poole, Dorset, BH16 5SA

Guide price £235,000

TREE HAMLETS, UPTON £235,000 (Guide Price). Take a look at this spacious one double bedroom ground floor apartment located on this Spanish style development in Upton. It is being offered with "NO FORWARD CHAIN" and is vacant for viewings. Entering into the apartment you step into the open plan kitchen reception room with a range of fitted units and integrated appliances to the kitchen. Opening into the reception area with a vaulted ceiling and sliding patio doors leading out onto a good sized patio area with sunny aspect. An inner hall leading from the lounge to the main bedroom with built in wardrobes. A further bedroom is ideal for a dressing or study room. Shower room with double width shower, wc and sink built into a vanity unit, with a built in cupboard housing the boiler. Gas central heating and double glazing. There is a covered car port located close to the apartment conveyed with the property and general parking. Council Tax band B. Management charges are approx. £2,200 per annum.



OPEN PLAN KITCHEN LOUNGE RECEPTION ROOM

lounge area is 16'8" x 11'5" and kitchen area is 1 (lounge area is 5.08m x 3.48m and kitchen area is 3)

Upvc double glazed front door leading into this open plan lounge kitchen reception room with a vaulted ceiling to the main part of the room. Upvc double glazed sliding and opening patio doors leading out to the patio area and communal gardens. The kitchen area has a range of cream shaker style wall, base and drawer units all with fitted metal handles and wooden worktops, with red tiles around the splash backs. Integrated fridge freezer, integrated washing machine, integrated dishwasher. Hob with stainless steel extractor coming down from the ceiling over the hob and under worktop oven with handle and controls. Sink with mixer tap and drainer. Upvc double glazed window overlooking the parking area. Light switch, plug sockets and fuse switches to the kitchen and plug sockets and TV socket to the reception area. Laminate effect wood flooring to the kitchen and carpet to the lounge area.

PATIO GARDEN

This good sized outside patio area is a true feature of this apartment. Mainly tiled, with a garden shed in one corner and access onto the landscaped communal gardens for residents use.

INNER HALL

9'8" x 2'11" (2.96 x 0.91)

Leading from the main reception room to inner hall area with white ceiling, emulsion painted decor and fitted carpet. Ceiling lighting. Doors to all rooms.

BEDROOM ONE (PRINCIPLE)

10'2" x 9'10" (3.10 x 3.00)

Door leading from the inner hall into the principle bedroom overlooking the patio and communal gardens. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. The right hand wall has a range of fitted wardrobes with two panelled doors and one mirror door, with shelving and rails behind. Upvc double glazed window.

SHOWER ROOM

8'2" x 5'8" (2.50 x 1.75)

Door leading into the shower room with white ceiling, part emulsion painted and part tiled walls with ceramic tiled flooring. Upvc double glazed window. Radiator. Ceiling lighting. Double width shower cubicle with glass fixed pane and glass opening door with white shower tray, tiled walls and wall mounted shower. White wc with seat and lid and cistern. White inlay sink with vanity unit and worktop and base cupboards. A built in cupboard with the boiler wall mounted inside.

BEDROOM TWO

7'6" x 6'2" (2.30 x 1.90)

Door leading from the inner hall area into this bedroom with front facing aspect. White ceiling and walls and fitted carpet. Light switch and plug sockets. Upvc double glazed window to front aspect. Radiator.

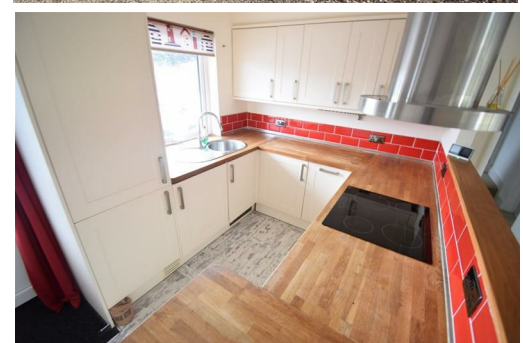
PARKING

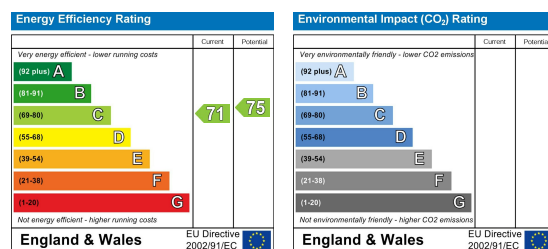
We have been advised that there is a covered car port conveyed with the property.

TENURE

The property is "SHARE OF FREEHOLD" and is being offered with "NO FORWARD CHAIN".

MANAGEMENT CHARGES ARE APPROX £2,200 PER ANNUM





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