



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

### Guide price £199,500

For Sale Canford Heath £199,500. We are pleased to present this first floor flat located in Canford Heath, Poole. This property boasts lounge/diner, two bedrooms and a modern bathroom, perfect for individuals or small families looking for a comfortable living space.

Situated in Redhoave Road with the convenience of a rear garden. For those in need of additional storage or parking, the property also features a garage in a nearby block.

Within close proximity to local amenities, residents can take advantage of the nearby shops, pubs, and schools.

Don't miss the opportunity to view this property in Canford Heath, Poole, with NO FORWARD CHAIN. Contact us today to schedule a viewing and explore the potential of calling this flat your new home. Council Tax Band B.



## FRONT DOOR AND ENTRANCE HALL

Double glazed door leading into entrance area. Built in cupboard at the bottom of the stairs. Ceiling lighting. Light switch.

## STAIRS AND LANDING

13'0" x 3'1" (3.98 x 0.96)

Stairs leading from the front door to the first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switches. Doors to all first floor rooms.

## LOUNGE

27'10" x 10'11" (8.50 x 3.35)

Door leading into the lounge reception room with rear and side facing aspect. White ceiling, emulsion painted walls and fitted carpet. Two upvc double glazed windows. Two radiators. Ceiling lighting. Light switch, plug sockets and TV socket.

## KITCHEN

11'4" x 7'9" (3.46 x 2.37)

Door leading into the kitchen with rear facing aspect. White ceiling, part tiled and part emulsion painted walls, lino flooring. Ceiling lighting. Radiator. A range of shaker style wall and drawer units with laminate worktops. Space for fridge freezer, space and plumbing for washing machine. Free standing slot in cooker with glass top hob and integrated extractor above. Wall mounted combi boiler. Upvc double glazed window to rear aspect. Light switch, plug sockets and fuse switches.

## BATHROOM

6'9"x 5'9" (2.06x 1.76)

Door leading into this modern bathroom with white ceiling, white tiled walls with border tiles. Lino flooring. Ceiling lighting. Radiator. White bathroom suite consisting of bath with side panel, shower screen and metal fittings with shower over bath, wc with seat, lid and cistern flush, sink with pedestal and chrome effect fittings.

## BEDROOM ONE (PRINCIPLE)

11'3" x 9'4" (3.44 x 2.85)

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

## BEDROOM TWO

9'5" x 10'6" (2.88 x 3.21)

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

## GARDEN

There is a garden to the rear of the building, mainly laid to lawn, conveyed with the property.

## GARAGE

Single garage located in nearby block with up and over door, conveyed with the property.

## TENURE

The property is LEASEHOLD and is offered with NO FORWARD CHAIN

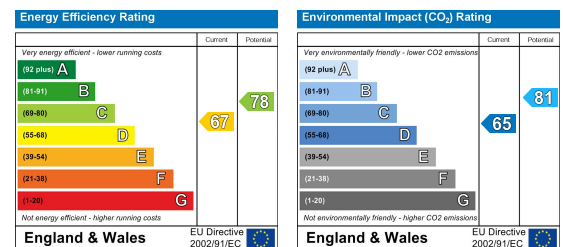
Lease remaining - 107 years

Management charges - £178.00 per annum

Ground Rent:- Zero







## 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