



Flat 11, Sandon House, Blandford Road, Upton, Poole, BH16 5ED

**Asking Price £265,000**

- Penthouse Apartment
- Open Plan Living Area
- Private Terrace
- Updated Combi Boiler
- In Excess of 1,100 sq ft
- Three Double Bedrooms
- Modern Block
- Two Allocated Parking Spaces
- Two Bath/Shower Rooms
- No Forward Chain!



# Blandford Road, Poole BH16 5ED

NO FORWARD CHAIN! A unique and spacious penthouse apartment offering a fantastic social living space with access to a private terrace. TWO ALLOCATED PARKING SPACES.



Council Tax Band: C



### Sandon House

The accommodation comprises three double bedrooms, spacious lounge/dining room, modern kitchen area and family bathroom.

Further benefits include a private terrace area, two allocated parking spaces, a recently installed combi boiler, fitted shutters and UPVC double glazing throughout.

The property is offered for sale with no forward chain and we believe it would make an ideal first time buy or investment purchase. To arrange a viewing, or for more information, please call our Upton office at your earliest convenience.

### Living Area

15'09" x 15'03" (4.80m x 4.65m )

### Kitchen Area

14'03" x 8'10" (4.34m x 2.69m )

### Bedroom One

13'02" x 11'03" (4.01m x 3.43m )

### En-Suite

8'10" x 4'05" (2.69m x 1.35m )

### Bedroom Two

17'00" x 12'08" (5.18m x 3.86m )

### Bedroom Three

11'07" x 10'10" (3.53m x 3.30m )

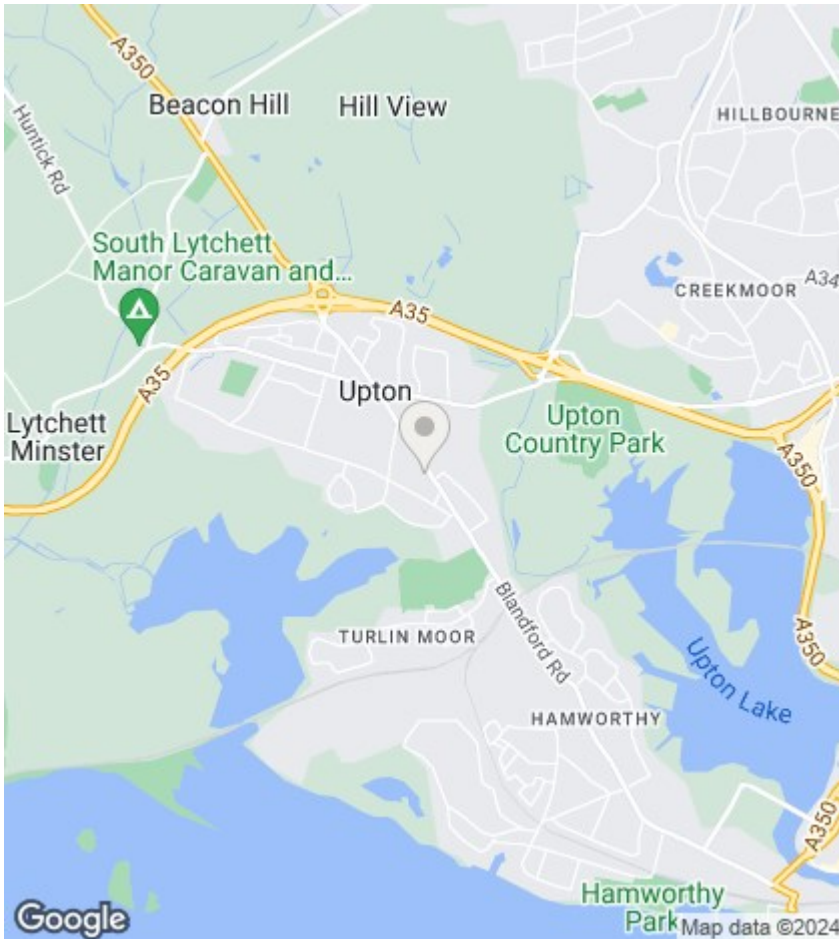
### Bathroom

4'10" x 11'10" (1.47m x 3.61m )

### Leasehold Information

107 Years remaining

£611.22 paid 6 monthly



## Directions

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Second Floor

Total approx floor area: 109.4 m<sup>2</sup> (1177.9 ft<sup>2</sup>)  
Second Floor: 109.4 m<sup>2</sup> (1177.9 ft<sup>2</sup>)