

**Flat 3, 453 Poole Road, Branksome,
Poole, BH12 1DH**

**Offers In Excess
of £150,000
Leasehold**



**** IDEAL FIRST TIME BUY OR BUY TO LET **** A two double bedroom second floor apartment conveniently situated within a few minutes of Branksome mainline railway station, a large retail park, local shops and bus stops serving both Bournemouth and Poole town centres. The apartment is presented for sale in good order throughout and offers deceptively spacious and well laid out accommodation comprising entrance hall, lounge/dining room, kitchen, two double bedrooms and bathroom. Notable features include gas central heating, double glazing, low outgoings, pet friendly, and a small south facing rear balcony. Offered for sale with vacant possession.

APPROACH Via a secure communal front door which opens into a generous lobby which leads though to an external metal staircase. Flat 3 is situated on the second floor. A small south facing balcony gives access to a new composite multi point locking front door which opens into:

ENTRANCE VESTIBULE UPVC double glazed window, short flight of steps up to:

HALLWAY Recessed ceiling spotlights, radiator, part wood panelling to walls.

LOUNGE 15' 7" x 13' 7" (4.75m x 4.14m) UPVC double glazed front aspect window, radiator, ornamental fire surround with electric fire, recessed ceiling spotlights.

BEDROOM 1 11' 8" x 8' 11" (3.56m x 2.72m) UPVC double glazed rear aspect window, radiator, full height cupboard housing gas fired central heating boiler (two years old), recessed ceiling spotlights.

KITCHEN 10' 4" x 5' 11" (3.15m x 1.8m) Fitted with a range of base and wall mounted cupboards and drawers with complementary roll top worksurface areas with ceramic tiled splashbacks, one and a half bowl sink unit with chrome swan neck mixer tap, stainless steel electric oven with ceramic hob and matching extractor hood above, UPVC double glazed rear aspect window, integrated fridge and freezer, integrated washing machine.

BATHROOM Fitted with a modern white suite comprising panel enclosed bath with mains shower and shower screen, enclosed cistern WC, built in vanity unit comprising wash hand basin with storage cupboards beneath and useful shelf, loft hatch, recessed ceiling spotlights, extractor fan, chrome ladder style heated towel rail.

BEDROOM 2 13' 11" x 6' 2" extending to 8' 6" (4.24m x 1.88m) Recessed ceiling spotlights, UPVC double glazed front aspect window, Velux window, radiator.

OUTSIDE To the rear of the property is a bin storage area and a timber gate gives pedestrian access to Langley Road.

TENURE Leasehold. 125 year lease from 2004.

SERVICE CHARGES Maintenance is on a as and when basis. Building insurance £150 per annum.


GROUND RENT £100 per annum.



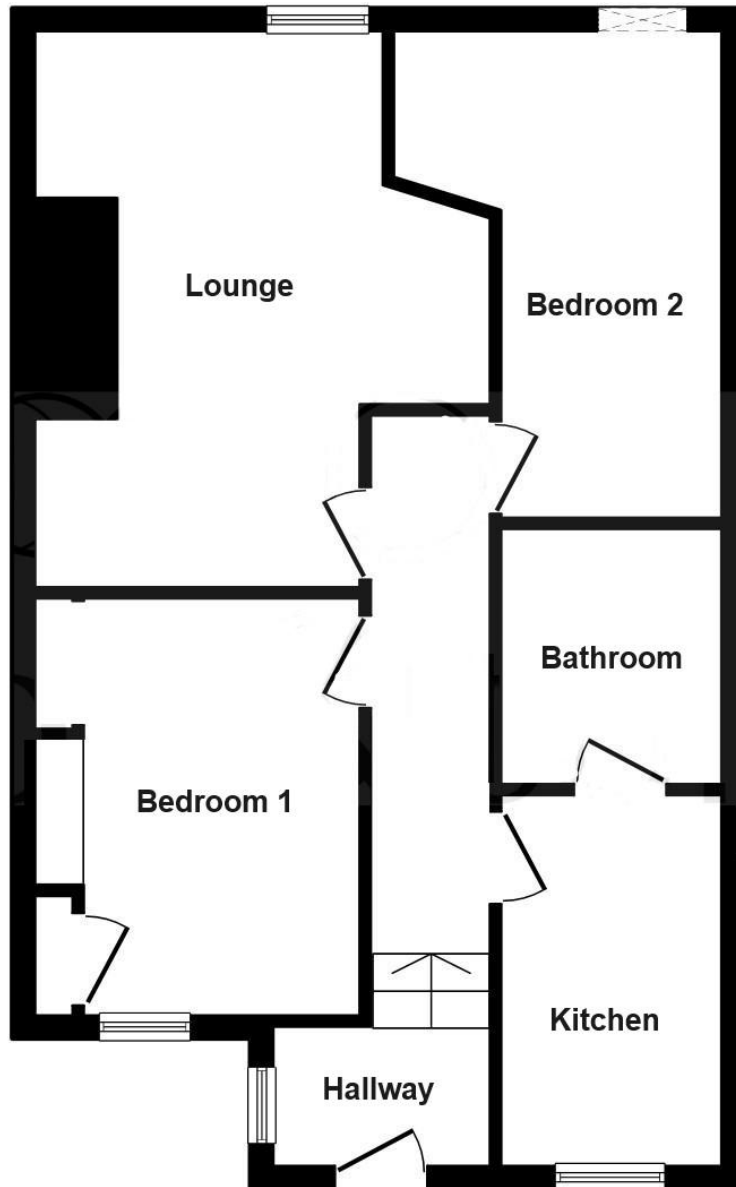
COUNCIL TAX BAND 'A' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Ref: 15475

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(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	
WWW.EPC4U.COM		





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com

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