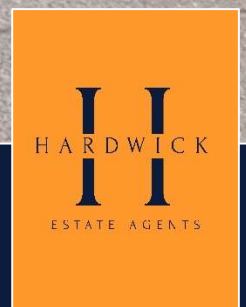




Flat 8 Sandon House

641-643 Blandford Road, Upton, Poole, BH16 5ED



A modern, beautifully presented 2 bedroom first floor flat with allocated parking, offered with no onward chain.

- 2 bedrooms, with fitted wardrobes
- Modern bathroom
- Generous kitchen with fitted appliances
- Open plan living area with a Juliet balcony
- Fresh modern décor and carpets
- Allocated parking
- Gas central heating
- Double glazed
- Close to local amenities
- High level of energy efficiency
- No chain

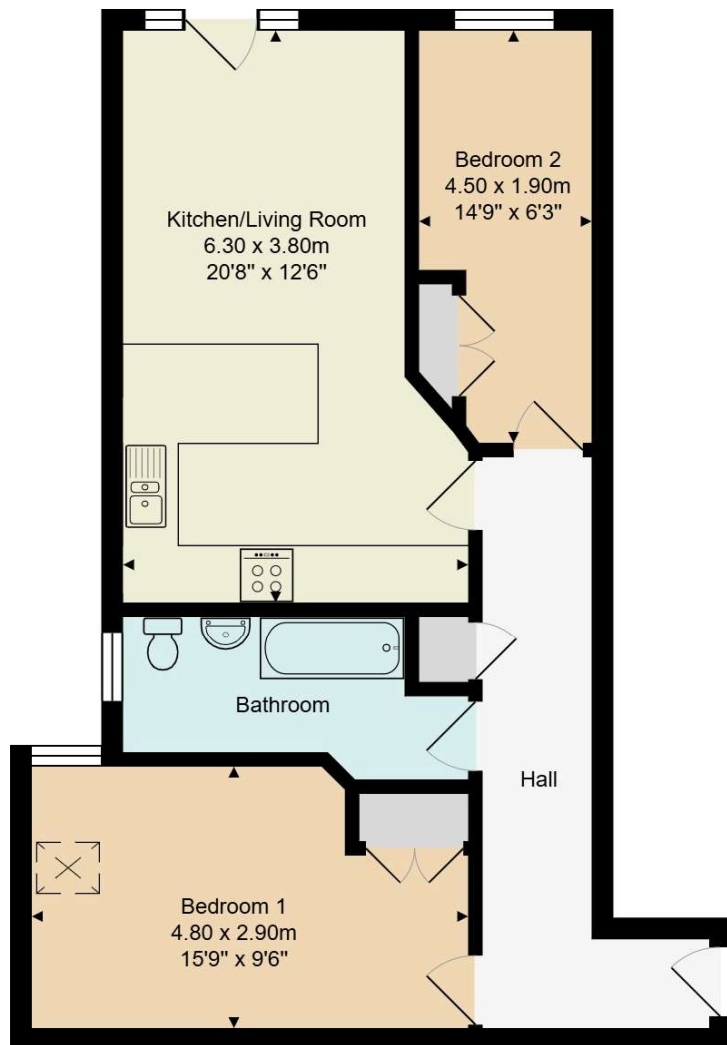
ASKING PRICE:

£200,000 (Leasehold)

EPC RATING:

Band - B





All measurements are approximate and for display purposes only.

LOCATION

The property is located in the popular area of Upton within walking distance of local shops. There are a number of excellent amenities nearby including Lytchett Bay Nature Reserve, Upton House Country Park and Lake Pier ideal for water sport enthusiast.

THE PROPERTY

Sandon House is a modern purpose built block of apartments built circa 2006. The property is a beautifully presented 1st floor flat offering bright and spacious accommodation.

The accommodation briefly comprises an entrance hall with a fitted cupboard.

The open plan kitchen/living room has a sunny south westerly facing Juliet balcony with glimpses of the Purbeck Hills. The kitchen area offers a generous range of base and eye level units with a large peninsula breakfast bar. Fitted appliances include an oven and hob plus fridge freezer and washing machine with matching fascia units and a dishwasher.

There are two bedrooms, both include fitted wardrobes. The bathroom has a modern white suite with a bath with shower over, wash basin and WC.

OUTSIDE

Behind the block is a single allocated parking space together with additional visitors parking. To the front is a communal garden and residents bin store.

ADDITIONAL INFORMATION

Council tax – B

Lease – 125 years from 25/03/2006, 106 years remaining

Ground rent - £200 PA

Service charge – March 25 – March 26 £1,390.21 (paid half yearly)

Building insurance - £250 PA

Note – the photographs showing furniture are CGI and for guidance only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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