



42 Sandbanks Road

, Poole, BH14 8BY

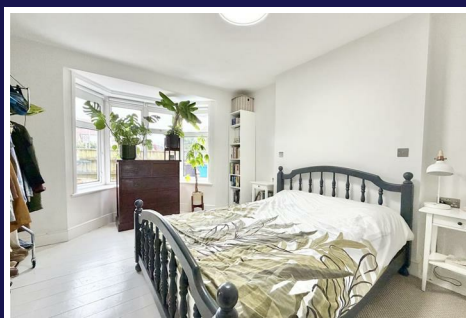
Guide price £270,000



42 Sandbanks Road

, Poole, BH14 8BY

Guide price £270,000



A well presented two bedroom ground floor flat within close proximity of Ashley Cross & Poole Park.

Access to the property is via a communal entrance hall with the front door accessing the flat. The entrance hall has doors leading to all rooms and a large storage cupboard. To the front is the main bedroom which offers generous space and a bay window to the front aspect. The second bedroom benefits from a UPVC double glazed window to the rear aspect.

The modern bathroom is beautifully presented and benefits from part tiled walls and tiled floor, a bath with shower over and glass shower screen, WC, wash hand basin with vanity unit and heated towel rail.

The open plan living area is modern with twists of character throughout. The kitchen benefits from a range of wall mounted and base units with work surfaces over. Integrated appliances include a range oven, dishwasher, washing machine and fridge/freezer. There is a breakfast bar and dining area whilst the cosy lounge area benefits from French doors that lead out to the garden.

Externally, the property benefits from a private, south facing garden with artificial lawn, patio area and decking with a pergola. A side gate provides access to the front of the property. A garden room is located at the rear of the garden and is ideal for a home office or gym area with power, light and a fitted log burner.

On street parking is available nearby and there is a

local authority permit scheme, for around £60 per annum.

Leasehold with 89 years remaining.

The freehold is owned by the first floor flat.

Maintenance is split 50/50 with the first floor flat on an 'as and when' basis.

Sandbanks Road is situated in the residential and sought-after BH14 postcode within walking distance of Ashley Cross and Poole Park. There is an array of independent bars and cafes and the property is just a short drive to Sandbanks Beach. Catchment area for Lilliput Infant school and Baden Powell Middle School. The property is located close to transport links including Parkstone Train Station which offers a direct route to London Waterloo.

Copyright: - All photos, videos, and drone footage are copyrighted by Stour Estates. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use.
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Stour Estates as the source of the material.

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.

Tel: 01202 287847



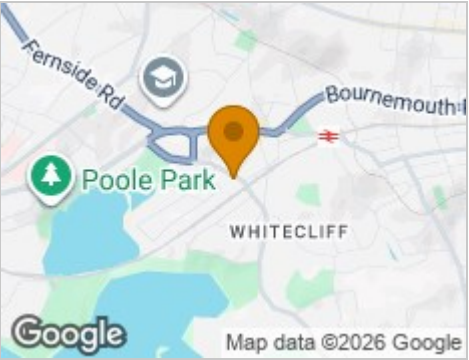
Road Map



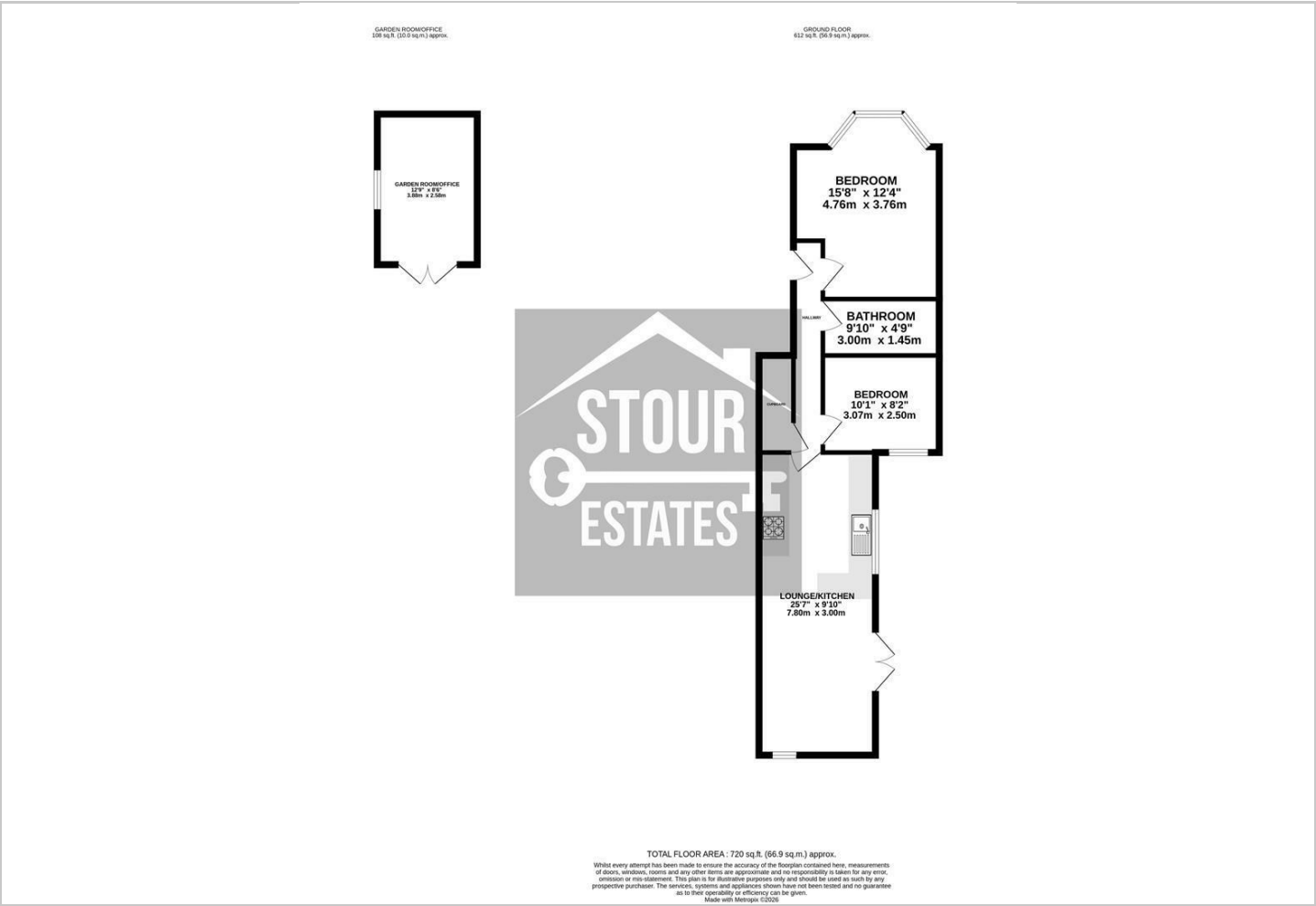
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.