



## Uppleby Road, Poole, BH12 3DB

### Guide price £45,000

FIRST YEARS MANAGEMENT CHARGES INCLUDED IN SALE, £45,000 Leasehold. Take a look at this very well presented over 65 retirement apartment located in Barton Lodge in the Ashley Road, Parkstone. This top floor apartment has neutral decor and grey fitted carpets. It has a modern fitted kitchen with oven and hob, and a range of fitted units. There is a good sized lounge overlooking side aspect. Double bedroom with built in mirror fronted wardrobes. There is a shower room with shower cubicle, wc and sink and part tiled walls. Storage cupboard in the entrance hall. Communal areas include laundry room, residents lounge with seating and kitchen area. There is a lift to all floors. Communal parking on a 'first come, first served' basis. Barton Lodge is set in communal gardens with patio area. There is also a resident day manager at the block. The property is ready to move into and is being offered with NO FORWARD CHAIN. 67 years remaining on the lease.



## FRONT DOOR AND ENTRANCE HALL

8'9" x 3'1" (2.67 x 0.94)

Communal entrance with lift and stairs leading to the second floor, leading to wooden front door. White ceiling, emulsion painted walls and fitted grey carpet. Ceiling lighting. Emergency pull cord control panel. Built in cupboard with door and tank inside. Doors to bedroom, shower room and lounge.

## LOUNGE

17'6" x 10'8" (5.34 x 3.26)

White panelled door leading to this good sized lounge with white ceiling, emulsion painted walls and grey fitted carpet. Two decorative wall lights. Window overlooking side aspect. (Being replaced with double glazed window). Storage heater. TV socket, Double light switch, plug sockets. Emergency pull cord.



## KITCHEN

7'2" x 5'4" (2.20 x 1.63)

Two white painted glass panelled doors leading from the lounge into the fitted kitchen. White ceiling, emulsion and part tiled walls with lino flooring. A range of fitted units and laminate worktops. Stainless steel sink with metal taps and drainer. Electric four ring glass top hob, electric oven. Space for under worktop fridge. Lighting. Extractor fan. Plug sockets and fuse switch.

## SHOWER ROOM

6'8" x 5'4" (2.05 x 1.65)

White panelled door leading into this shower room with white ceiling, part tiled and part emulsion painted walls with fitted flooring. Ceiling lighting. WC with seat and lid and cistern flush. Ceramic sink with metal fittings and base cupboard.

## BEDROOM (DOUBLE)

8'8" x 14'9" (2.66 x 4.51)

White panelled door leading into this good sized double bedroom with side facing aspect. White ceiling, emulsion painted walls and grey fitted carpet. Ceiling lighting. Storage heater. Window to side aspect. Built in wardrobes with folding mirrored doors and shelving and rails inside. Light switch, plug sockets.

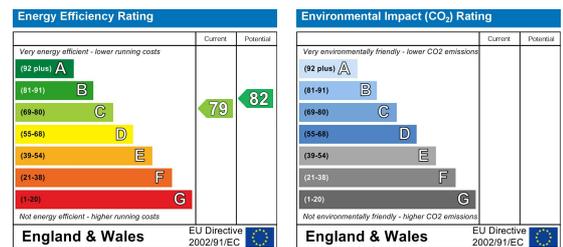
## TENURE

The property is a leasehold with 67 years remaining

Service Charges: £3758.20 per annum

Ground Rent: £191.92

This property is being sold with NO FORWARD CHAIN



## 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