



Redhoave Road, Poole, Dorset, BH17 9DR

Guide price £189,950

CANFORD HEATH, £189,950. Take a look at this new instruction for sale in Redhoave Road, Canford Heath, BH17. This would make an ideal **FIRST TIME BUY**. Offered for sale is this two double bedroom first floor purpose built apartment with **NO FORWARD CHAIN**. Neutral decor throughout in white with grey carpets and wood laminate flooring to hall, kitchen and bathroom. Fitted kitchen with oven, hob and extractor, and a range of wood coloured units. Modern white bathroom suite and part white tiled walls. It benefits from gas central heating and is double glazed. There is a garden mainly laid to lawn with picket fencing and trees. Single garage located in nearby block. Long lease and low management charges. Great location and ready to go. Council tax band is B.



FRONT DOOR AND ENTRANCE HALL

9'0" x 4'3" (2.75 x 1.31)

Shared entrance for both flats to the rear of the building with stairs to communal landing and front door. Wooden front door leading into this entrance hall. White ceiling, white decor and fitted flooring. Ceiling lighting. Doors to all rooms. Light switch. Radiator.

LOUNGE

12'11" x 9'5" (3.96 x 2.886)

Door leading from the entrance hall into this good sized lounge reception room facing over the front aspect. White ceiling, white decor and grey fitted carpet. Double glazed window. Radiator. Light switch, plug sockets and TV socket. Ceiling lighting.

KITCHEN

10'7" x 9'1" x 8'2" (3.23 x 2.79 x 2.51)

Doorway leading from the entrance hall into this modern style kitchen with white ceiling, white decor and part tiles walls and fitted light wood coloured laminate flooring. A range of light wood coloured wall, base and drawer units with laminate worktops. Stainless steel sink with drainer and chrome effect tap. Ceiling lighting. Four ring hob, electric oven and extractor fan. Space for fridge freezer and space and plumbing for washing machine. Double glazed window overlooking rear aspect. Wall mounted boiler. Light switch, plug sockets and fuse switches.

BEDROOM ONE (MAIN DOUBLE)

11'0" x 9'2" (3.37 x 2.80)

Door leading from the entrance hall into this main double bedroom with front facing aspect. White ceiling, white decor and grey fitted carpet. Double glazed window overlooking the front. Radiator. Light switch and plug sockets. Two built in cupboards with shelving and rails inside.

BEDROOM TWO

9'9" x 7'4" (2.98 x 2.25)

Door leading from the entrance hall into this bedroom with rear facing aspect. White ceiling, white decor and grey fitted carpet. Ceiling lighting. Light switch and plug sockets. Double glazed window. Radiator.

BATHROOM

6'11" x 5'10" (2.11 x 1.80)

Door leading from the entrance hall into this modern fitted bathroom. White ceiling, white decor and white tiled walls to part. Fitted light wood colour flooring. Radiator. Double glazed window. White bathroom suite consisting of bath with chrome effect fittings and shower mixer, white wc with seat, lid and cistern flush and a white sink with chrome effect fittings.

GARDEN

There is a garden conveyed with the property, located at the back of the building. It has picket fencing with wooden gate and lawn area with plants and trees. Fencing to the sides and back of the garden.

GARAGE

There is a single garage located in nearby block with up and over door.

TENURE

The property is Leasehold:-

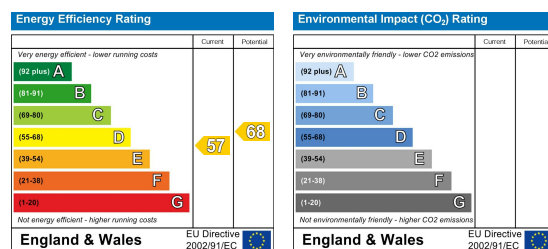
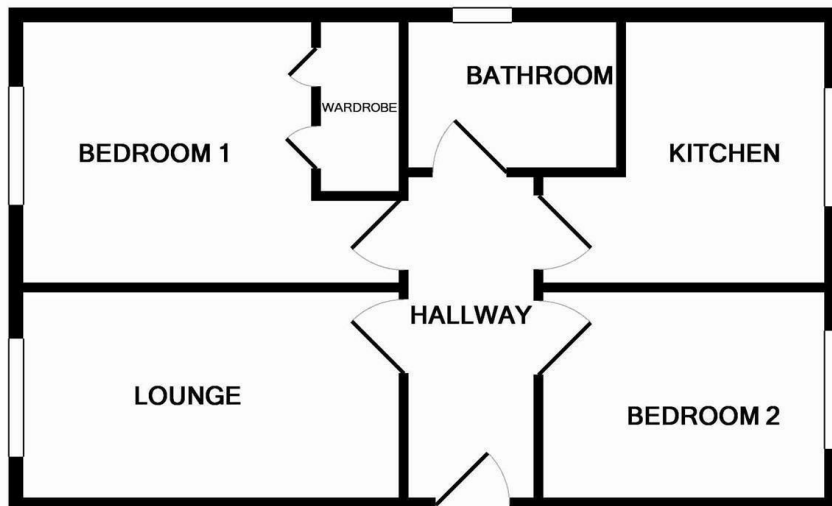
Remaining years on Lease:- We have been advised that there is 110 years remaining (125 years from 2011)

Ground Rent:- We have been advised ZERO GROUND RENT.

Management Charges:- £214.52 per annum

THE PROPERTY IS BEING OFFERED WITH NO FORWARD CHAIN.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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