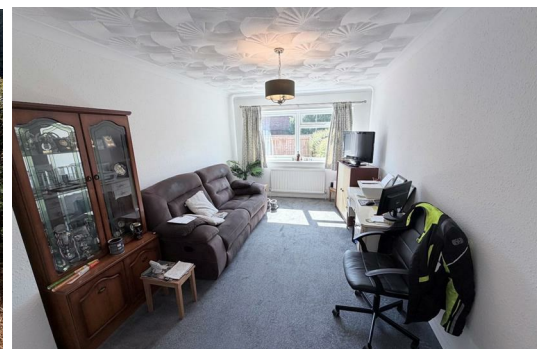




Redhoave Road, Canford Heath, Poole, Dorset, BH17 9DR

Guide price £179,950

GARDEN APARTMENT IN CANFORD HEATH, £179,950 Leasehold. New instruction to the market is this modern ground floor garden apartment located in popular Redhoave Road, BH17. This would make an ideal FIRST TIME BUY. Neutral decor throughout having white decor and grey flooring. A good size double bedroom with built in wardrobes. Modern fitted kitchen with light wood coloured units, gas hob, electric oven and extractor fan. Bathroom with white suite and shower over the bath. Lounge overlooking the garden. This property has its own enclosed garden and a single garage located in nearby block. A good lease remaining and low management charges. Gas central heating and double glazed. This property is also being offered with NO FORWARD CHAIN. Council tax band is B.



FRONT DOOR AND ENTRANCE HALL

14'4" x 5'8" x 3'9" (4.39 x 1.73 x 1.16)

Double glazed front door leading into the entrance hall. White ceiling, white walls and fitted carpet. Ceiling lighting. Radiator. Doors to all rooms. Light switches and plug sockets. There is a good size walk in cupboard with shelving, boiler and consumer unit.

KITCHEN

9'4" x 6'9" (2.86 x 2.07)

White wooden door leading into this modern style kitchen facing over rear aspect. White ceiling, white walls to part and tiled around worktops. Fitted flooring. A range of light wood colour units with metal handles and laminate worktops. Ceiling lighting. Light switch, plug sockets and fuse switches. Stainless steel sink with drainer and metal taps. Double glazed window overlooking rear. Electric oven, four ring hob and extractor fan. Space and plumbing for washing machine, space for fridge freezer.

BATHROOM

7'11" x 5'4" (2.42 x 1.65)

White painted panelled door leading into this modern bathroom with white ceiling, part tiled walls and vinyl flooring. Ceiling lighting. Radiator. Double glazed window frosted. White suite consisting of wc with seat and lid and cistern flush, white sink with metal fittings and bath with shower screen, metal fittings and electric shower over the bath.

BEDROOM

13'6" x 8'8" (4.12 x 2.66)

White panelled wooden door leading into this double bedroom overlooking garden. White ceiling, white walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Double glazed window overlooking the garden. Built in wardrobes with shelving and rails inside.

LOUNGE

18'4" x 9'11" (5.59 x 3.03)

White panelled door leading into the lounge with white ceiling, white walls and fitted carpet. Ceiling lighting. Double glazed window overlooking the garden. Radiator. Light switch and plug sockets along with TV socket.

GARDEN

The sunny aspect garden is accessed by a wooden gate to the side of the property being mainly laid to lawn with plants and fencing.

GARAGE

There is a single garage conveyed with the property located in nearby block with up and over door, concrete flooring and brick walls.

TENURE

This is a Leasehold property:-

MANAGEMENT CHARGES:

We have been advised these are £69.29 every six months

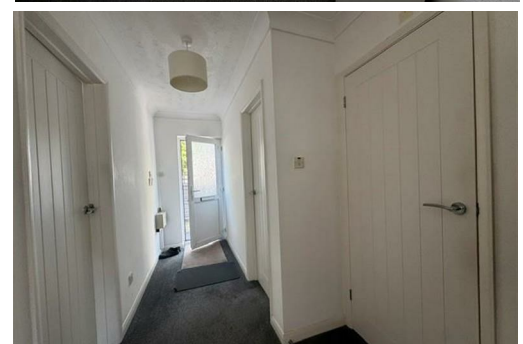
GROUND RENT:

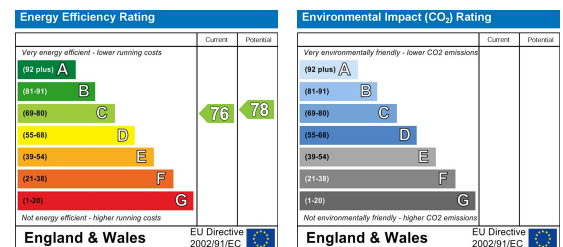
Zero

LEASE REMAINING:

We have been advised 111 years remaining (125 years from 2012)

The Boiler was installed in 2023 with warranty of circa 7 years remaining





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