Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST



Uppleby Road, Parkstone, Poole, Dorset, BH12 3DB

Asking price £58,000

£58,000 RETIREMENT APARTMENT. Leasehold. Ground Floor apartment located just off the Ashley Road, Parkstone, Poole. It has a modern fitted white kitchen just off the lounge with oven, hob, space and plumbing for dishwasher, built in microwave. A good size lounge with patio doors leading out to a patio area and communal gardens. Double bedroom with built in wardrobes. There is a shower room with wc, shower and sink, tiled walls and non slip flooring. Built in hall cupboard for storage and with emersion tank inside. Outside there is communal parking on a first come first serve basis along with landscaped gardens for residents use. Residents can also have full use of the communal lounge with kitchen and laundry room. Offered with NO FORWARD CHAIN. Low lease remaining to be confirmed.







ARLA Association of Residential Letting Agents

The Property Ombudsman LETTINGS

NAEA National Association of Estate Agents

Professionals in Residential Sales and Lettings

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FRONT DOOR AND ENTRANCE HALL

Communal entrance leading to flat front door. Wooden door leading into entrance hall. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Built in cupboard with water heating tank inside and shelving. Doors to bedroom, lounge and shower room. Pull emergency cord and panic button. Light switch.

LOUNGE

17'5" x 10'9" (5.33 x 3.29)

Door leading from the entrance hall into this good size lounge. White ceiling, emulsion painted walls and fitted carpet. 2 Wall mounted lights, Electric Heater. Double glazed patio doors leading out onto patio sunny aspect. Light siwtches, plug sockets and TV socket. Double doors leading into the kitchen.

KITCHEN

7'1" x 5'4" (2.16 x 1.64)

Two wooden doors leading from the lounge into this modern fitted kitchen. White ceiling, emulsion painted walls and part tiled with lino flooring. A range of white units with laminate worktops. Space and plumbing for dishwasher. Glass top hob, electric oven and built in microwave. Light switch, fuse switches and plug sockets. Under worktop lighting. Ceiling lighting. Sink with draoner and mixer tap.

BEDROOM

14'6" x 8'9" (4.42 x 2.68)

Door leading from the entrance hall into this good size double bedroom overlooking communal gardens. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Electric heater. Light switch and plug sockets. Built in wardorbes with folding doors with shelving and rails inside. Double glazed window.

SHOWER ROOM

7'0" x 5'5" (2.14 x 1.67)

Door leading into this shower room with white ceiling, part tiled and part emulsion painted walls and wet room flooring. Ceiling lighting. Wall mounted electric shower. Sink with metal fittings. WC with seat and lid and cistern flush.

PATIO

Leading from the lounge patio doors lead onto a small sunny aspect patio area with plants and tiled patio. This leads onto the communal gardens for residents use.

COMMUNAL AREAS

This retirement block has:-
Residents lounge and kitchen
Communal laudry room.
Communal gardens with patio area
Communal car park for residents use on a first come first serve basis.

TENURE

The property is LEASEHOLD with years remaining. We are advised it is around 60 years but this is to be confirmed.

Management charges:- £3399.36 per annum including building insurance.

Ground Rent: TBC



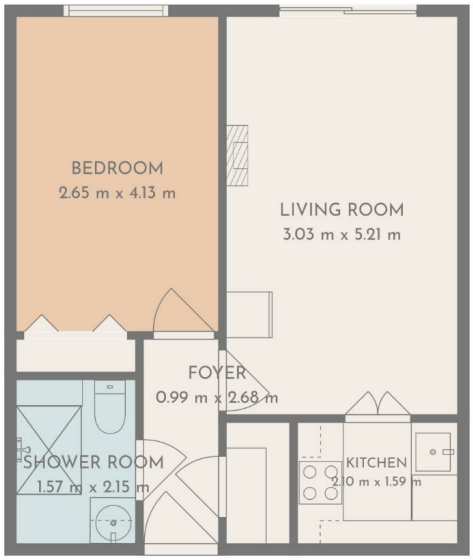






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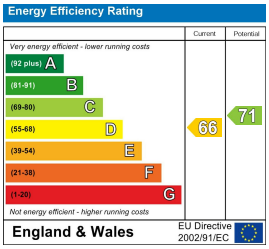
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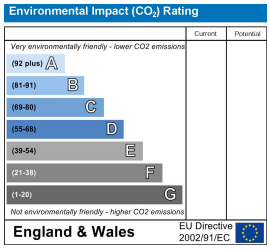


TRUE SCORE EPC
truescoreepc.co.uk
01202 038730

Domestic EPCs
Floor Plans

TOTAL: 40 m2
EXCLUDED AREAS: WALLS 4 m2
Produced by True Score EPC | Floor Plans are for illustrative purposes only.





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

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