



Hooke Close, Poole, Dorset, BH17 8BA

Asking price £139,500

IDEAL FIRST TIME BUY, CANFORD HEATH, £139,500 Leasehold with A LONG LEASE OF 166 YEARS ON LEASE. Take a look at this spacious one double bedroom first floor purpose built apartment with own entrance and driveway parking. This property is located in Hooke Close, Canford Heath, BH17 and is ideal as a FIRST TIME BUY. There is a good sized lounge, galley style kitchen with white and grey units, Oven, hob and extractor fan. Space and plumbing for washing machine and space for fridge freezer. A modern style bathroom with white suite and shower over bath. Double bedroom with front outlook aspect with built in wardrobe. Council Tax band A.



FRONT DOOR AND ENTRANCE HALL

Upvc double glazed door leading into the entrance lobby area.

STAIRS AND LANDING AREA

Stairs to first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. There is a built in cupboard to the left hand side of the bedroom door with emersion tank and shelving inside.

LOUNGE

9'1" x 15'8" x 12'8" recess (2.77 x 4.79 x 3.88 recess)

Opening into the lounge from the stairs with doors to all rooms. White ceiling, emulsion painted walls, part papered and fitted carpet. Ceiling lighting. Light switches and plug sockets. TV socket. Upvc double glazed window overlooking rear aspect. Wall mounted electric heater.

BEDROOM

8'7" x 12'0" (2.62 x 3.66)

Door leading into this double bedroom with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Built in cupboard with rail inside. Wall mounted electric heater. Upvc double glazed window with front aspect outlook.

KITCHEN

11'6" x 6'0" (3.52 x 1.85)

Door leading from the lounge into this galley style kitchen with white ceiling and part tiled and part emulsion painted walls, fitted lino flooring. A range of white units with grey trim lines and laminate worktops. Four ring electric hob, electric oven with pull down door and controls and extractor. Ceiling lighting. Upvc double glazed window to rear aspect outlook.

BATHROOM

6'0" x 6'5" (1.84 x 1.97)

Door leading into this modern style bathroom with white ceiling, part tiled and part emulsion painted walls and fitted flooring. White suite consisting of bath with side panel, metal fittings, glass shower screen and shower. White sink with pedestal and metal fittings. WC with seat and lid being boxed in and having panelling to the back with cistern inside.

PARKING

We have been advised by the vendor that there is an allocated drive parking space in the drive to the front of the property conveyed with the flat. There is also a store cupboard with wooden door to the front to the right hand side of the front door.

TENURE

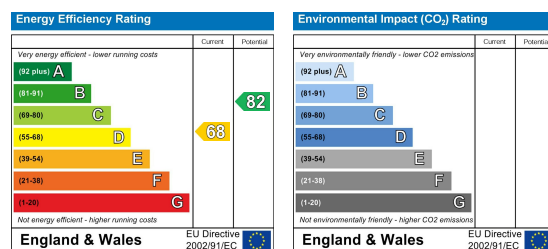
We have been advised that the property is LEASEHOLD with approx 80 Years remaining on the lease. Dates to be confirmed with start and end lease dates. (NEW EXTENDED LEASE IS INCLUDED IN THE SALE)

Management Charges and insurance: £178.01 per annum

Ground Rent: We have been advised that it is £82.80pa, paid in 2 6 monthly payments of £41.40.

THE 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