Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

# South Road, Poole,

## Asking price £129,950

POOLE, £129,950. IDEAL FIRST TIME BUY. Take a look at this spacious ex local authority purpose built apartment located close to Poole Quay and shops. This top floor, one bedroom flat has a double bedroom. The spacious lounge is dual aspect with lots of natural light. There is a fitted kitchen with plenty of cupboards and a free standing cooker. Bathroom with white three piece suite. In the entrance hall there is a good sized walk in cupboard and two additional storage cupboards. This property has gas central heating via a Glowworm combi boiler and is also double glazed. There is residents parking where you can purchase a permit and parking on a 'first come first served' basis. Council tax band is A. Low management charges. This apartment is offered with NO FORWARD CHAIN.

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**

14'11" x 2'9" (utility cupboard is 8'6" x 3'1") (4.56 x 0.85 (utility cupboard is 2.60 x 0.96))

Communal entrance with stairs leading to top floor, leading to front door. Wooden front door leading into the entrance hall. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switches. Doors to all rooms. Two built in storage cupboards. There is a utility walk in cupboard with wall mounted consumer unit, emulsion painted walls and fitted flooring. Lighting and light switch.

**LOUNGE/ DINING ROOM**

22'5" x 10'4" x 8'2" narrowing (6.85 x 3.17 x 2.50 narrowing)

Wooden door leading from the entrance hall into this spacious dual aspect lounge /dining room. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, plug sockets and TV socket. Radiator. There is a boxed bay style window with wide ledge at one end of the room ideal to make a window seat area. Further double glazed windows creating a lot of natural light into this room.

**KITCHEN**

7'6" x 7'1" (2.30 x 2.18)

Door leading from the entrance hall into the kitchen. White ceiling, part painted walls and part tiled around worktops. Lino flooring. A range of kitchen units with brown coloured doors and laminate worktops. Ceiling lighting. Sink with drainer and chrome effect fittings. Serving hatch. Double glazed window. Free standing cooker. Under worktop Glowworm combi boiler.

**BEDROOM**

11'5" x 8'11" (3.49 x 2.73)

Wooden door leading into this double bedroom with side facing aspect. White ceiling, emulsion painted walls and fitted carpet. Radiator. Ceiling lighting. Light switch and plug sockets. Double glazed window.

**BATHROOM**

6'4" x 5'7" (1.94 x 1.72)

Door leading from the entrance hall into the bathroom. White ceiling, part tiled and part emulson painted walls with lino flooring. Ceiling lighting. Radiator. White bath with metal fittings and tiled around bath area in metro style green tiles. White wc with seat, lid and cistern flush. White sink with metal fittings. Double glazed window.

**TENURE**

The property is LEASEHOLD. We have been advised that there is 86 years remaining on lease

Management charges: The is a quarterly charge of £253.74

Ground Rent: We have been advised that it is peppercorn ground rent

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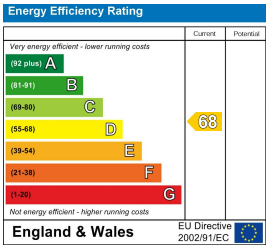


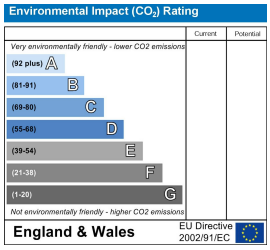


## Consumer Protection from Unfair Trading Regulation

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



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