



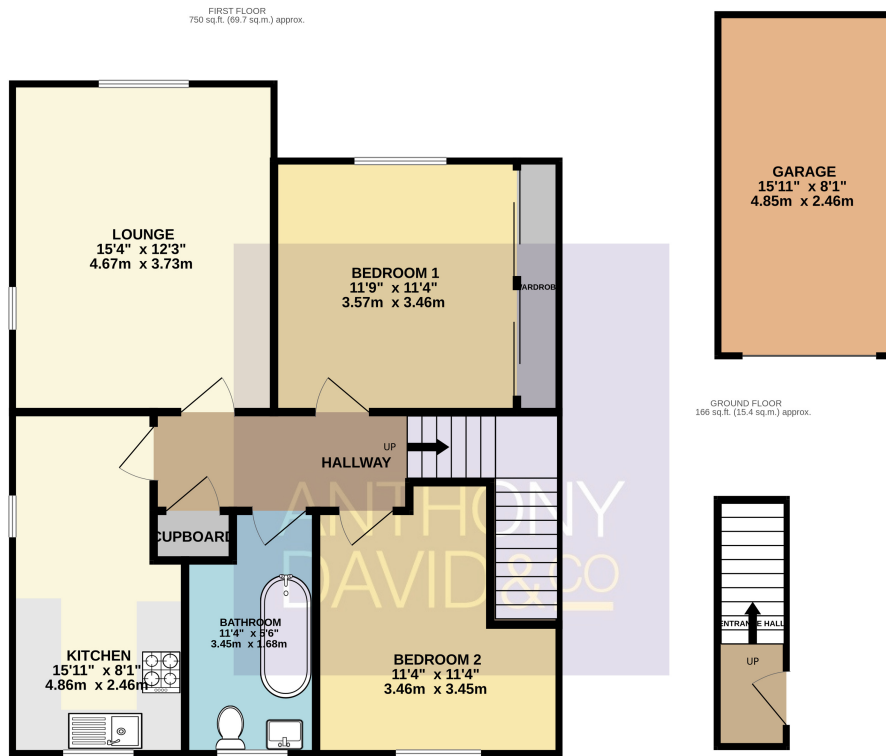
32B, Ivor Road, Hamworthy, Poole, Dorset BH15 4BL

Guide Price £210,000 Leasehold

** £210,000 - £215,000 GUIDE PRICE ** A super two double bedroom first floor flat situated at the head of the this cul-de-sac within walking distance to Hamworthy park and beach. The historic Poole Quay with its bars, restaurants is also close to hand. This ideal first time buy/investment offers good sized living space and viewing is highly advised to not only appreciate its fantastic location but also the accommodation on offer, which comprises: 15' lounge, fitted kitchen and white bathroom suite. Externally the property has the added bonus of a garage and communal garden. Further features include: own entrance, 'Range' cooker to kitchen, fitted wardrobe to bedroom one, LONG LEASE, boarded loft, roll-top bath, gas central heating and UPVC double glazing. Nearby Schools - Twin Sales Infants, Hamworthy Park Juniors and The Cornerstone Academy.

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TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Entrance Hall Doors to

Lounge 4.67m x 3.73m (15' 4" x 12' 3")

Kitchen 4.86m x 2.46m (15' 11" x 8' 1")

Bedroom One 4.06m x 3.57m (13' 4" x 11' 9")

Bedroom Two 3.46m x 3.45m (11' 4" x 11' 4") max

Bathroom

Garage 4.85m x 2.46m (15' 11" x 8' 1")

Garden Communal

Tenure Leasehold - 999 years from 1984

Ground Rent £12.50 half yearly

Council Tax Band A



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 76 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Property Misdescriptions Act 1991
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.