



Total Area: 42.3 m² ... 455 ft²

All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



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Flat 2, Taylor Lodge, Ringwood Road, Poole, Dorset, BH12 3JL

Guide Price £150,000

**** PERFECT FIRST TIME BUY ** ALLOCATED PARKING SPACE ** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this one bedroom, first floor apartment situated in the residential BH12 postcode. Benefitting from an array of fine features including a good-sized bedroom with a three-piece en-suite bathroom, a bright and airy open-plan kitchen/living room with floor to ceiling windows to the front aspect, an allocated parking space and a long lease!

Built in 2013, Taylor Lodge is a purpose built block of apartments positioned in the heart of Parkstone, offering easy access into Poole and Wallisdown. Close by is Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and it's array of independent bars and restaurants. A short drive away you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. Tower Park is located just a mile away which offers Tesco Supermarket, Cineworld, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone Train Stations are within close proximity. A truly great location!



First Floor

Open Plan Living Room/Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, storage cupboard with the consumer unit enclosed, radiators, 'Honeywell' thermostat, entry phone system, television point, power points and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, four-point gas hob with integrated oven and stainless-steel extractor fan, tiled splash back, stainless steel sink with drainer, space for a washing machine, combination boiler, space for a longline fridge/freezer, power points and vinyl flooring.

Bedroom

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, panelled bath with overhead shower, pedestal sink, toilet, stainless steel heated towel rail and vinyl flooring.

Outside

Parking

Allocated parking space to the rear of the property.



Agent's Notes

Useful Information

Tenure: Leasehold

Lease Length: 113 Years Remaining

Ground Rent: £200 per annum

Service Charge: Approximately £1,944 per annum including the buildings insurance, communal gardening, communal cleaning and block maintenance.

Management Company: Pembroke Property Management

Rentals are permitted.

Pets are permitted.

Holiday lets are not permitted.

EPC: B

Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £500

Additional Property: £8,000