

FOR SALE

Flat 4 Hope Court, 198 Herbert
Avenue, Poole, Dorset BH12 4HX



PHILIPPA SOLE



£220,000

Top floor apartment

Own entrance

2 double bedrooms

Contemporary kitchen/dining room

Modern family bathroom

Allocated off road parking

Leasehold

Close to amenities and transport links

Council Tax Band B - £1,593.08

Maintenance £1,252 pa

Leasehold

[Click here for virtual tour](#)

About this property

Exceptionally well presented, two double bedroom, first floor apartment, ideally located to local shops, schools and transport links. Offered with two allocated parking spaces.

An attractive development of only 5 flats. This apartment is positioned on the first/top floor, with it's own private entrance and utility cupboard on the ground floor and stairs leading you straight into the apartment. The present owners have extensively refurbished throughout, creating beautifully presented accommodation. Starting with the kitchen/dining room which is extensively fitted with a range of high end floor and wall mounted units, various integrated appliances and dividing breakfast bar. The spacious lounge is dual aspect and flooded with light. Both of the bedrooms are of good proportions, the principal with newly fitted exposed wardrobes providing ample hanging and storage. These are serviced by the luxury family bathroom which is fully tiled and fitted with a 'P' shaped bath with shower over. There are added bonuses with this property including access to your own boarded loft, storage cupboards and a small communal garden.

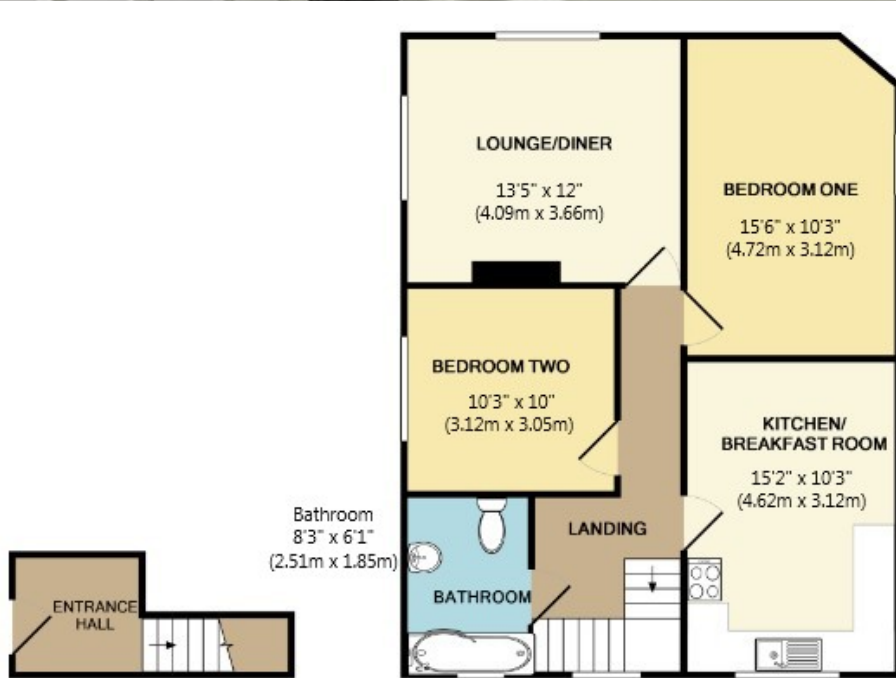
Conveyed with this apartment are two allocated parking spaces and own outdoor water tap.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979, Philippa Sole wish to declare a personal interest in the sale of this property.

Location

Conveniently situated for local transport links. Branksome railway station, which is less than a mile away, provides a direct line to London Waterloo taking approximately 2 hours, local buses are within walking distance with routes to Bournemouth and Poole and further afield is Bournemouth International Airport, approximately 7 miles in distance, taking the stress out of holidaying. Walking distance to the local shops at Alder Hills and within catchment of nearby schools. Absolutely worthy of note are the award winning beaches which this area is known for, are less than 3 miles in distance.





ENTRANCE
APPROX. FLOOR
AREA 57 SQ.FT.
(5.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 774 SQ.FT. (71.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	76
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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