



58 Downland Place Adastral Road, Canford Heath, Poole, Dorset BH17 8SN

Guide Price £150,000 Leasehold

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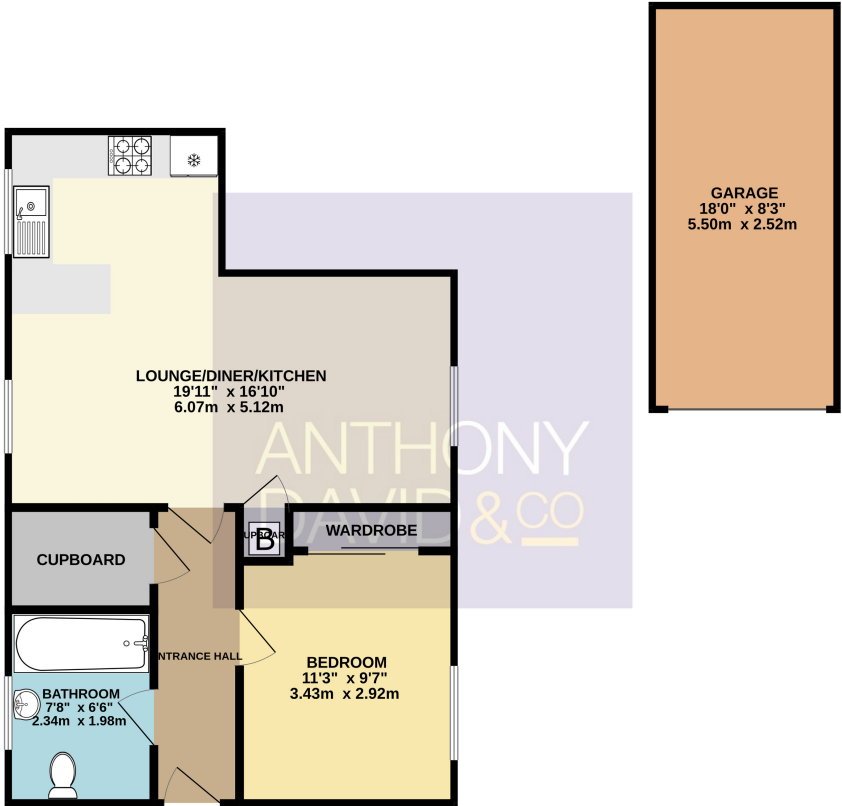
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A superb purpose built raised ground floor flat situated in in Canford Heath adjacent to Adastral Square with it's local shops, Library and amenities. Ashdown lesiure centre and central bus routes are also close to hand. This bright an airy apartment presents an ideal first time/investment purchase and viewing is highly advised to appreciate its convenient location. The accommodation on offer comprises: open plan lounge/diner with ultra modern kitchen area, double bedroom and bathroom. Externally the property is set within well maintained communal grounds and has the added benefit of garage in block and communal parking. Further features include: LONG LEASE, some integrated appliances and breakfast bar tio kitchen, fitted wardrobe to bedroom, warm air heating and UPVC double glazing.

**ANTHONY
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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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/Diner/Kitchen 19' 11" x 16' 10" (6.07m x 5.13m) max

Bedroom 13' 2" x 9' 7" (4.01m x 2.92m)

Bathroom 7' 8" x 6' 6" (2.34m x 1.98m)

Garage 18' 0" x 8' 0" (5.49m x 2.44m)

Parking Communal

Tenure Leasehold - 957 years remaining

Service Charge £170 per month

Council Tax Band A



Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.