



LINKHOMES
ESTATE AGENTS

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Second Floor



Total area: approx. 65.7 sq. metres (707.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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

Plan produced using PlanUp.



Flat 17 Stretton Court, Bournemouth Road, Poole, Dorset, BH14 0EX
Guide Price £240,000

**** SOUTH-WESTERLY FACING BALCONY ** SHARE OF FREEHOLD ** SINGLE GARAGE **** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom, second floor apartment just moments from Ashley Cross. Benefiting from an array of fine features including two double bedrooms, a timeless kitchen with space for appliances, a bright and airy living room with direct access onto the Southerly-facing private balcony, a stylish three-piece bathroom suite, a single garage, off-street parking and a share of the freehold. This is the perfect first time buy!

Stretton Court is tucked away in a discrete development just a stones throw away from the much-loved Ashley Cross, which benefits from independent bars, cafes and restaurants, Patisserie Mark Bennetts, Ashley Cross Green and The Post Office. Parkstone Train Station is approximately a five minute walk away with direct links to London Waterloo in approximately two hours. Just a short drive away you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, The Dolphin Centre, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches.

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.





Second Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, wooden door with frosted glass, power points, storage cupboard with consumer unit enclosed, shoe storage, feature picture rails, airing cupboard with the hot water cylinder enclosed and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the front aspect, UPVC double-glazed single door leading onto the private balcony, power points with USB charging, electric smart radiator and laminate flooring.

Kitchen

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the rear aspect, wall and base fitted units, four-point AEG induction hob with 'Zanussi' integrated oven and overhead extractor fan, tiled splashback, space for a washing machine, space for a longline fridge/freezer, stainless steel sink with drainer, integrated dishwasher, power points with USB charging and laminate flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, electric smart radiators, power points with USB charging and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, smart electric radiator, power points with USB charging and carpeted flooring.

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, part tiled walls, toilet, sink with storage, heated towel rail, wall mounted mirror with censored lighting and storage, shaving point and tiled flooring.



Outside

Balcony

South-Westerly facing, wooden flooring, rail, outside power and an awning.

Garage

Garage in a block with up and over door.

Parking

Parking in front of the garage and a visitor space.

Agents Notes

Useful Information

Tenure: Share of Freehold

Lease Length: Approximately 936 Years Remaining.

Ground Rent: £0

Service Charge: £1,980 per annum including buildings insurance, communal cleaning and gardening, window cleaning and a sinking fund contribution.

Managing Agents: Rendall & Rittner

Rentals are permitted, subject to permission.

Holiday lets are not permitted.

Pets are permitted.

EPC: F

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

Stamp Duty

First Time Buyers: £0

Moving Home: £2,300

Additional Property: £14,300