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24 Constitution Hill Gardens, Poole, Dorset, BH14 0PY Guide Price £295,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom, first floor apartment situated in the BH14 postcode. Benefitting from an array of standout features including two double bedrooms both offering built-in wardrobes, a good-sized living room with direct access onto the South-facing balcony with tree-lined views and a sea glimpse, a separate kitchen with a breakfast bar, a stylish three-piece bathroom suite, a single garage offering power and lighting, a parking space in front of your garage and a share of the freehold. This is the perfect first time buy!

Constitution Hill Gardens is a tucked away development of just 31 apartments and located South of Ashley Road. This desirable location is just 0.7 miles away from Ashley Cross and offering independent bars, cafes, Patisserie Mark Bennetts, barbers, Ashley Cross Green and The Post Office. Parkstone Train Station is also located in Ashley Cross 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. A truly great location!

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 ceiling, downlights, smoke alarm, loft access (partially boarded with lighting and a ladder), phone entry system, radiator, power points, front door to the side aspect, storage cupboard with the consumer unit enclosed and carpeted flooring.

Living Room

Coved ceiling, ceiling lights, UPVC double glazed wooden effect sliding doors to the front aspect, UPVC double glazed wooden effect windows to the side aspect, radiator, power points, television point and carpeted flooring.

Kitchen

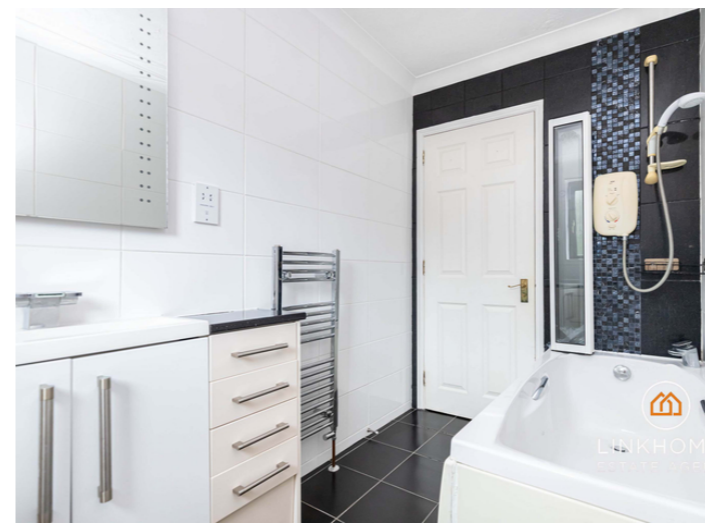
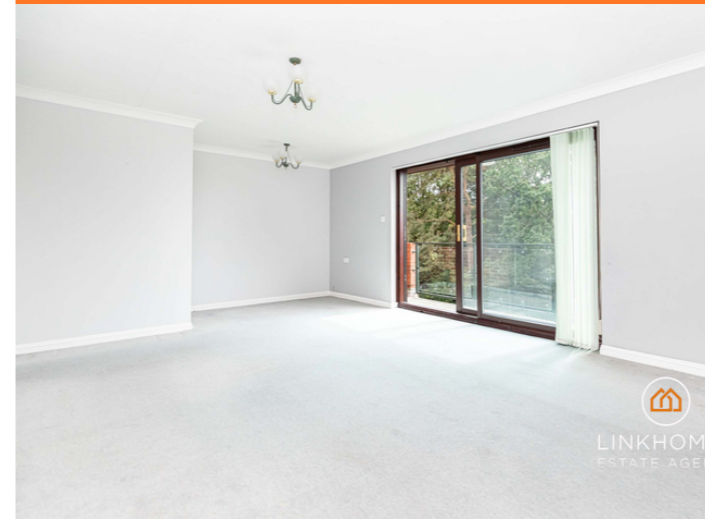
Smooth set ceiling, downlights, UPVC double glazed wooden effect windows to the side aspect, combination boiler, wall and base fitted units, breakfast bar, tiled splash back, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, composite sink with drainer with filter tap, integrated 'Neff' oven with a 'Neff' four-point gas hob and an extractor fan, power points and laminate flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed wooden effect windows to the rear aspect, radiator, built-in wardrobes and a dressing table with drawers, power points, television point and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed wooden effect windows to the rear aspect, radiator, power points, built-in wardrobes and a dressing table and carpeted flooring.



Bathroom

Coved ceiling, downlights, extractor fan, tiled walls, UPVC double glazed wooden effect frosted window to the side aspect, panelled bath with overhead electric shower, toilet, wall mounted sink with under storage and draws, shaving point, stainless steel heated towel rail and tiled flooring.

Outside

Balcony

South facing, outside lighting and stainless-steel balustrades with glass panels.

Garage

Up and over electric door with remote control, offering power, lighting and a water supply.

Parking

Residents are permitted to park in front of their garage, there are also visitor spaces available.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 999 years from 2008.
Ground Rent: £0
Service Charges: £1,000 per annum rising to £1,200 for 25/26.
Service Charges include: building insurance, maintenance of the grounds and communal areas.
Management Company: Woodland Park Seaview Management Ltd
Pets are permitted.
Rentals are permitted.
EPC Rating: C
Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyers: £0
Moving Home: £2,250
Additional Property: £11,100