



Flat D, 27 Sandyhurst Close, Poole, Dorset BH17 9JS

£239,950 Share of Freehold

* SHARE OF FREEHOLD * A bright and airy two double bedroom first floor, purpose built flat being one of just four within the building. The property finds itself tucked away within a quiet cul-de-sac position just a stone's throw from the scenic Hatch Pond lake, and within walking distance to local shops, supermarkets, schools and bus routes. This well-maintained flat offers spacious living throughout and internal viewing is highly recommended to appreciate the accommodation on offer which comprises; 14' lounge, contemporary kitchen/diner, two double bedrooms, further 17' loft room and stylish family bathroom. Externally, the property boasts neat and tidy, mature communal gardens mostly laid to lawn with the addition of shrubbery borders. The property also features a garage which has been partly converted into a private garden room with opening french doors. Further features of this 'little gem' include south-facing lounge, velux windows to the loft room, storage/airing cupboard to kitchen, light and power to garden room with space for tumble dryer, eaves storage, UPVC double glazing and gas central heating. Nearby schools: Hillbourne Primary, Canford Heath Infants and Juniors, Poole High School and Poole and Parkstone Grammar schools.

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TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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First Floor

Entrance Hall Doors to

Lounge 14' 11" x 10' 6" (4.55m x 3.20m)

Kitchen 11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom One 11' 5" x 10' 6" (3.48m x 3.20m)

Bedroom Two 11' 11" x 6' 10" (3.63m x 2.08m)

Loft Room 17' 9" x 9' 10" (5.41m x 3.00m)

Bathroom 6' 4" x 6' 4" (1.93m x 1.93m)

Garden Room 10' 0" x 7' 9" (3.05m x 2.36m)

Garage 7' 9" x 6' 8" (2.36m x 2.03m)

Parking In Front of Garage

Tenure Share of Freehold

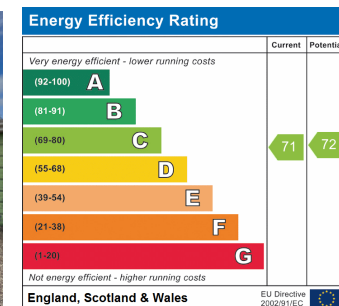
Length of Lease 114 Years Remaining

Maintenance Charge £50 monthly

Council Tax Band B

AGENT NOTE

- There is a clause in the lease for the flats stating that sub-letting is not permitted



Property Misdescriptions Act 1991

Property details contained herein do not form part 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.