



37 Fernhill Close, Canford Heath, Poole, Dorset BH17 8SQ

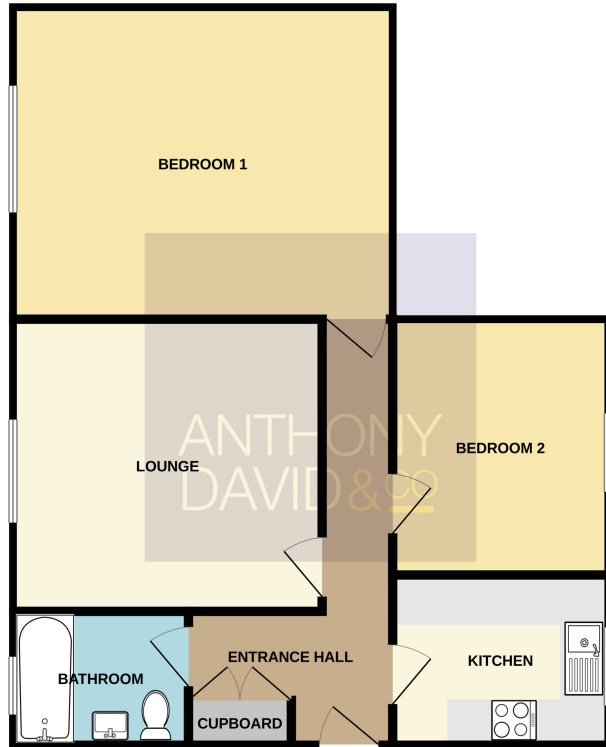
£200,000 Leasehold

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**** LEASE EXTENSION ON COMPLETION **** A beautifully presented two double bedroom first floor apartment situated in the heart of Canford Heath a short distance away from shops, schools, bus routes amenities, and Leisure Centre. This immaculate home presents an ideal first time buy/investment purchase and viewing is essential to appreciate not only it's convenient location but also the pristine accommodation on offer which comprises: modern kitchen, lounge/diner and stylish bathroom. Further features of this 'little gem' include: gas central heating, UPVC double glazing, one allocated parking space and ample visitors parking. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and both Poole and Parkstone Grammars.

**ANTHONY
DAVID & CO**

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



Entrance Hall 5.52m x 2.62m (18' 1" x 8' 7") max

Lounge 3.97m x 3.74m (13' 0" x 12' 3")

Kitchen 2.77m x 2.17m (9' 1" x 7' 1")

Bedroom One 4m x 3m (13' 1" x 9' 10")

Bedroom Two 3.25m x 2.77m (10' 8" x 9' 1")

Bathroom 2.25m x 1.7m (7' 5" x 5' 7")

Parking One allocated space and visitors

Tenure Leasehold - 64 years remaining (to be extended)

Service Charge £1527.36 per annum to include Ground Rent

Council Tax Band A

TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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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			
England, Scotland & Wales		68	76
		EU Directive 2002/91/EC	

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.