

Total Area: 71.0 m<sup>2</sup> ... 765 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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**6 Read House, Stabler Way, Poole, Dorset, BH15 4FJ**  
**Guide Price £230,000**

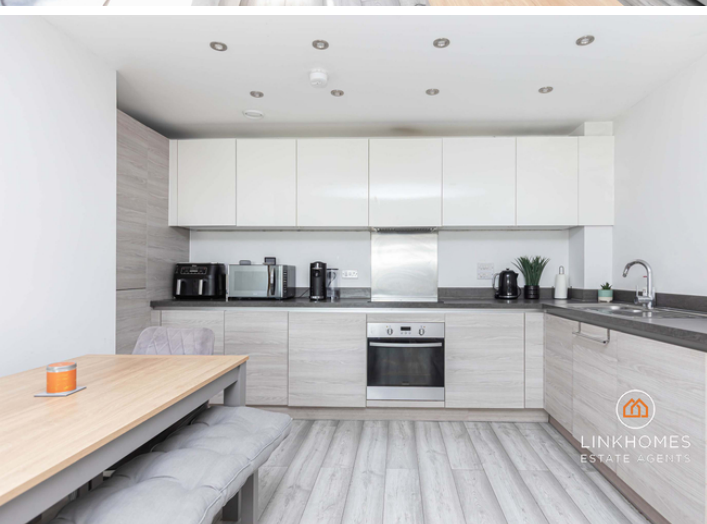
**\*\* NO FORWARD CHAIN \*\* PERFECT FIRST TIME BUY \*\* HARBOUR GLIMPSES \*\*** Link Homes Estate Agents are delighted to present this two bedroom, two bathroom first floor apartment situated in the desirable BH15 postcode. Bursting with natural light and benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering fitted wardrobes and a modern three-piece en-suite, a stylish open-plan kitchen/living room with integrated appliances and a Juliet balcony boasting Harbour glimpses, a modern three-piece bathroom suite and an allocated parking space! This property is a must view to appreciate its location and accommodation on offer.

Read House sits centrally between Hamworthy Park, Poole Quay and Hamworthy Beach. The Quay offers a range of attractions such as popular restaurants, cafes, pubs, boat trips to Brownsea Island, The Quayside Local History Museum and many other convenient attractions. Just beyond the Quay is the High Street and the much loved Baiter Bark which is great for dog walking. A short drive away is Bournemouth with its award winning 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.







## First Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, 'Videx' entry phone system, thermostat, power points, storage cupboard with the consumer unit and light and space for a washing machine enclosed and laminate flooring.

### Open Plan Kitchen/Lounge

Downlights, smoke alarm, wall and base fitted units, four-point electric hob with integrated oven, integrated dishwasher, extractor fan, power points, one and a half bowl stainless steel sink with drainer, radiators, UPVC double glazed window to the side aspect with a Juliet balcony, storage cupboard with the combination boiler enclosed and laminate flooring.

### Bedroom One

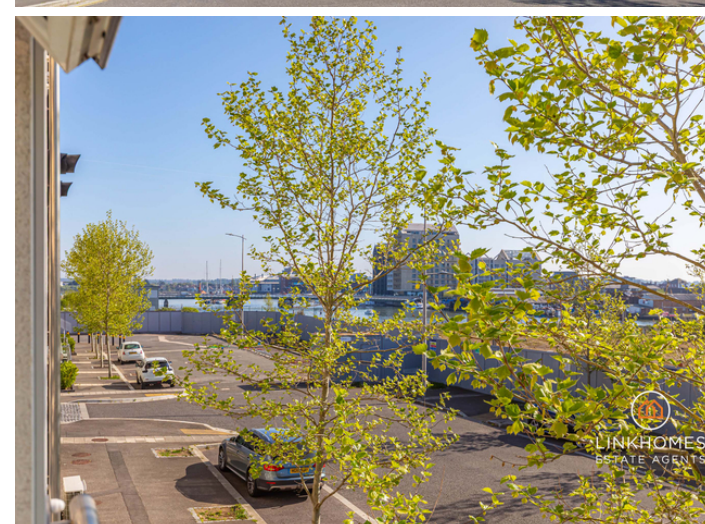
Smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, radiator, power points, built-in wardrobe with sliding doors, en-suite, television point and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, double walk-in shower with glass shower screens, sink, toilet, part tiled walls, wall mounted mirrors, stainless steel heated towel rail and vinyl flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, internet point and carpeted flooring.



### Bathroom

Smooth set ceiling, downlights, extractor fan, panelled bath with glass shower screen and overhead shower, part tiled walls, sink, toilet, wall mounted mirror, stainless steel towel rail, shaving point and vinyl flooring.

### Outside

### Parking

There is one allocated parking space & visitor parking.

### Agents Notes

#### Useful Information

Tenure: Leasehold  
Lease Length: 116 years remaining  
Ground Rent: £300 per annum  
Service Charge: Approximately £2,000 per annum which includes, communal cleaning, gardening, communal decorating, general work on the property and maintenance of the estate.  
Managing Agents: Evolve Block Management  
Rentals: Permitted as long as its a minimum of 6 months.  
Holiday Lets: Not permitted  
Pets are permitted with permission  
EPC: B  
Council Tax Band: C - Approximately £2,004.38 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £2,100  
Additional Property: £13,600