

**Flat 3 Hucklesby Court, 2 Globe Lane,  
Poole, Dorset, BH15 1FD**



**HEARNES**

WHERE SERVICE COUNTS

# Flat 3 Hucklesbury Court, 2 Globe Lane, Poole, Dorset, BH15 1FD

## Leasehold Price 40% Shared Ownership Price £64,000

A purpose built one double bedroom first floor apartment built in 2018 offering a lounge/dining room, separate fully fitted kitchen, large double bedroom with fitted wardrobe, modern bathroom and a private off road parking space. The property benefits further from having double glazing and gas central heating throughout, secure Entryphone system, bike store no forward chain and positioned very conveniently just a short walk away from Poole Quay and Baiter Park.

- A first floor purpose built one bedroom apartment built in 2018
- Stonewater affordable shared ownership scheme
- Lounge with dual aspect
- Separate kitchen with matte grey units with worktops above, integrated fan oven with gas hob and extractor above and space for fridge/freezer and washing machine
- Good sized master bedroom with fitted wardrobe
- Modern bathroom with shower over bath, wash hand basin and wc
- Immaculate communal areas
- Private parking bay with bollard
- Secure Entryphone system
- Bike store
- Can be sold with no forward chain

Shared ownership is a form of affordable housing, and any buyer must:

- Have an annual income of less than £80,000
- Be a first-time buyer, or
- Be an existing homeowner - but able to demonstrate they have sold their property (subject to contract)

As well as this, the prospective buyer should meet the following criteria:

- Be over 18 years of age
- Earn below £80,000 as a household
- Must own and occupy the property as their sole and primary residence
- Be able to demonstrate a good credit history and can afford the regular payments involved in buying this home

Globe Lane is centrally located in Poole being within 500 meters to Baiter Park, Poole Harbour and the Town Centre. The road has many turn of the century cottages, and older style properties offering charm and history. Excellent facilities are on your doorstep to include local supermarkets, shops, bars, restaurants and it is within half a mile of the train and bus stations.

Lease: 125 years from 2018

Full market value: £170,000

Shared Ownership 40%: Rent £253.71 per month

Maintenance charges: £140.16 per month

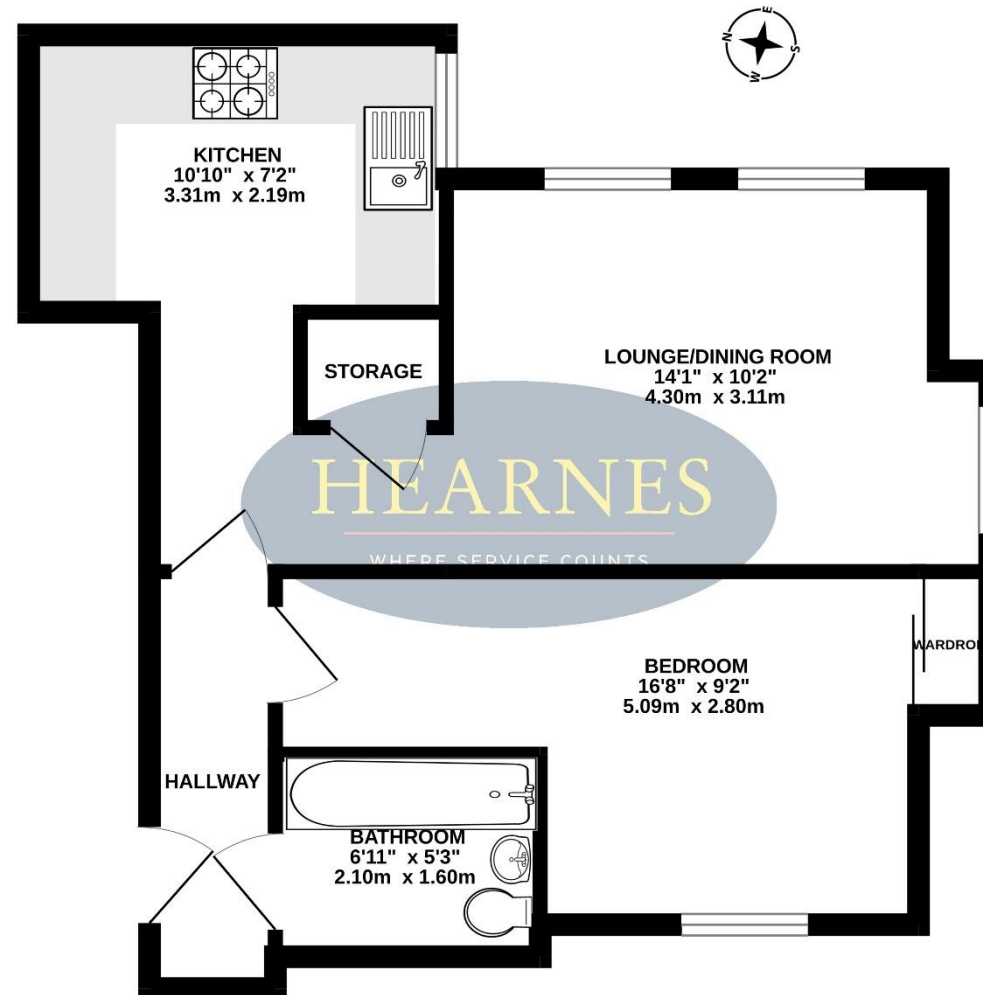
COUNCIL TAX BAND: B

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.5 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

