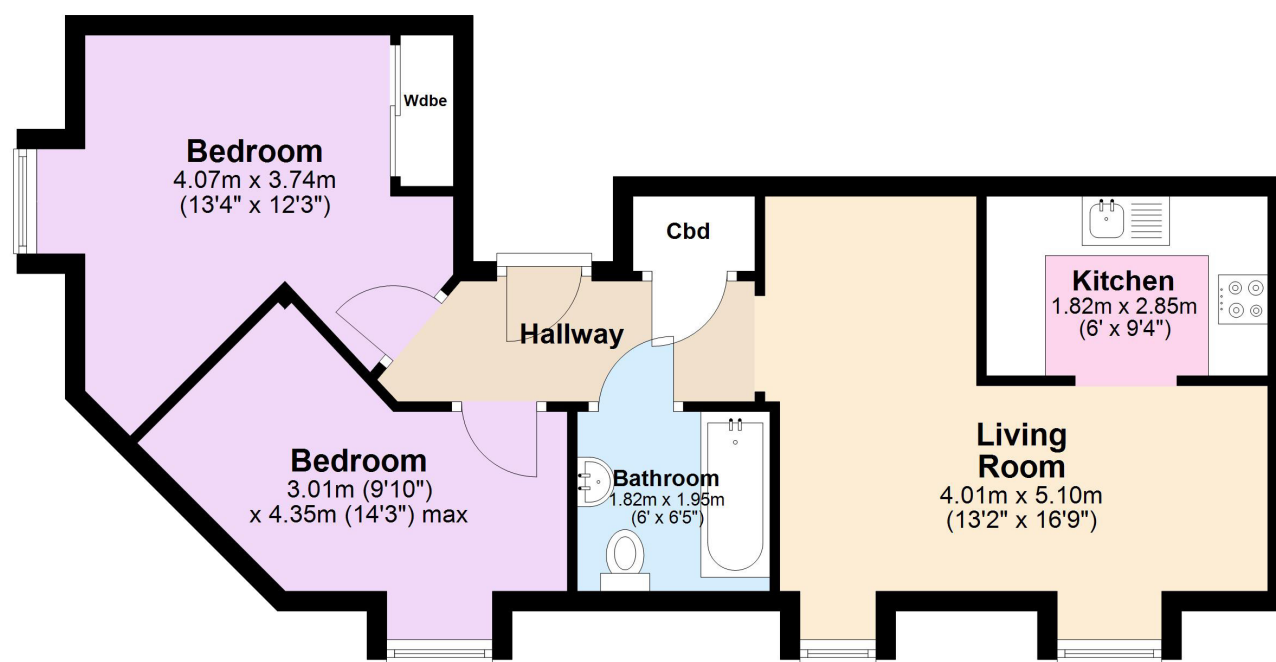




Second Floor



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. 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. Plan produced using PlanUp.

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.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



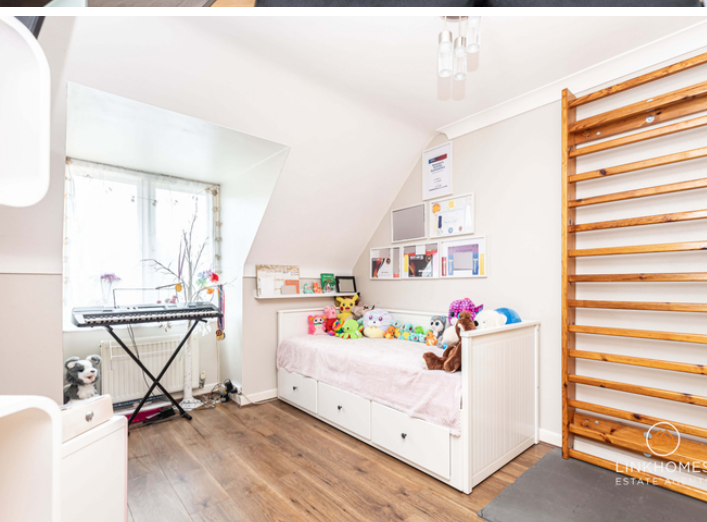
LINKHOMES
ESTATE AGENTS



24 Ballam Grove, Poole, Dorset, BH12 3AY
Fixed Price £97,500

**** 50% SHARED OWNERSHIP ** BRAND NEW LEASE ** ALLOCATED PARKING **** Link Homes Estate Agents are pleased to present for sale this two bedroom, second floor, shared ownership apartment in the BH12 postcode. Making a great first time buy and offering an array of standout features including two good-sized bedrooms with bedroom one offering fitted wardrobes, an open plan living room/diner, a stylish kitchen, a modern three-piece bathroom suite, ample storage and an allocated parking space. This property is a must view to fully appreciate the accommodation on offer!

Built in 2008, Ballam Grove is located in the heart of BH12 and sits centrally between the popular Bournemouth and Poole Town Centres. Tower Park, Turbary Retail Park, Poole Retail Park, Ashley Road and the desirable Ashley Cross are all within close proximity. All of which offer a range of shops and useful amenities. Poole, Parkstone or Branksome Train Stations are only a short drive away and connect to the mainline straight to London Waterloo.



Second Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, wooden front door, entry phone system, thermostat, storage cupboard, radiator and laminate flooring.

Open Plan Living Room/Dining Room

Coved and smooth set ceiling, ceiling light, wooden frame double glazed window to the rear aspect, power points, fitted electric fireplace, radiators and laminate flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, extractor fan, wall and base fitted units, four-point gas hob with stainless steel splash back and integrated oven, space for a washing machine, stainless steel sink with drainer, space for a longline fridge/freezer, combination boiler, power points and tiled flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, wooden frame double glazed window to the side aspect, double fitted wardrobe, radiator, power points and laminate flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, wooden frame double glazed window to the rear aspect, radiator, power points and laminate flooring.



Bathroom

Smooth set ceiling, ceiling light, extractor fan, panelled bath with waterfall shower and additional shower head, toilet, radiator, wall mounted sink with under storage, fitted cabinets and tiled flooring.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: The new lease term will have 189 years remaining.

Ground Rent: £0

Monthly Service Charge: £73.24, which includes buildings insurance, cleaning of communal areas, repairs and communal electricity & lighting.

Monthly Rent: £337.89

Managing Agents: Sovereign

Rentals are not permitted

Holiday lets are not permitted

Domestic pets are allowed providing the buyer first requests permission the Sovereign Home Ownership team.

EPC: C

Council Tax Band: B - Approximately £1,753.85 per annum.

Ballam Grove offers secure bike storage.

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £4,875