



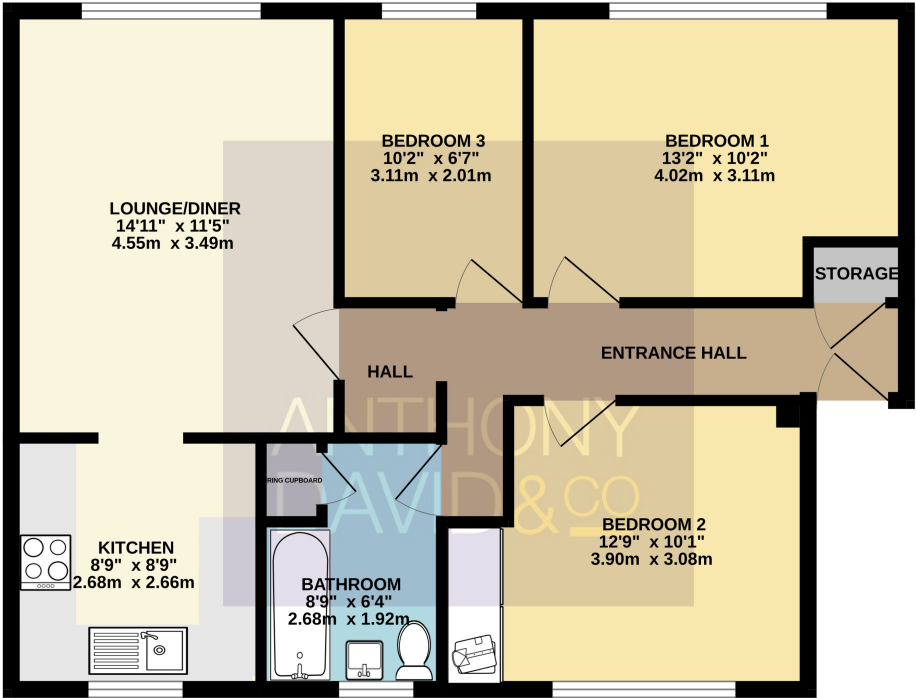
12 Tangmere Place, 2 Gibson Road, Canford Heath, Poole, Dorset BH17 8QY Guide Price £200,000 Leasehold

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GUIDE PRICE £200,000 - £210,000** LONG LEASE - 958 YEARS REMAINING *A three bedroom second floor purpose built apartment ideally situated within yards of central bus routes, schools and Canford Heath's Adastral Square with its shops and amenities. The property presents a ideal first time buy and viewing is advised to not only appreciate its convenient location but also the spacious accommodation on offer, which comprises: lounge/diner, fitted kitchen, two double bedrooms, good sized single bedroom and modern bathroom. Externally the property has a garage in block, first come first serve residents parking and communal drying area. Further features include: fitted wardrobe to bedroom two, communal boiler, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, St Edwards RC/CoE Secondary and Magna Academy. NB: NO SUBLETTING IS PERMITTED.

**ANTHONY
DAVID & CO**

SECOND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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Entrance Hall Doors to

Lounge/Diner 14' 11" x 11' 5" (4.55m x 3.48m)

Kitchen 8' 9" x 8' 9" (2.67m x 2.67m)

Bedroom One 13' 2" x 10' 2" (4.01m x 3.10m)

Bedroom Two 12' 9" x 10' 1" (3.89m x 3.07m)

Bedroom Three 10' 2" x 6' 7" (3.10m x 2.01m)

Bathroom 8' 9" x 6' 4" (2.67m x 1.93m)

Garage In block

Parking First come first serve


Tenure Leasehold - 999 years from 1972

Service Charge £2400 per annum

Managing Agents House & Sons

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.