



LINKHOMES
ESTATE AGENTS

Link Homes

Arena Business Park

Holyrood Close

Poole

Dorset

BH17 7FJ

sales@linkhomes.co.uk

www.linkhomes.co.uk

01202 612626



Total Area: 58.8 m² ... 633 ft²

All measurements are approximate and for display purposes only



12 Ballam Grove, Poole, Dorset, BH12 3AY
Guide Price £97,500

**** 50% SHARED OWNERSHIP **** Link Homes Estate Agents are pleased to present for sale this two bedroom, ground floor, shared ownership apartment in the BH12 postcode. Making a great first time buy and offering an array of standout features including two double bedrooms, an open plan kitchen/diner, a modern three-piece bathroom suite, over 630 square feet of living space, 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.

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.





Ground Floor

Entrance Hallway

Coved and smooth ceiling, ceiling lights, smoke alarm, thermostat, radiator, two storage cupboards - one of which houses the consumer unit, front door, entry-phone system, power points and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC window to the side aspect, radiator, power points, television points and vinyl flooring.

Kitchen

Coved and smooth set ceiling, ceiling lights, extractor fan, Worcester combi boiler, wall and base mounted units, tiled splashback, space for a longline fridge/freezer, space for two under counter appliances, four-point gas hob, integrated Indesit oven, stainless steel sink with drainer, power points, carbon monoxide alarm, feature shelving and vinyl flooring.

Bedroom One

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

Bedroom Two

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, radiator, power points and carpeted flooring.



Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, panelled bath with overhead shower, partially-tiled, toilet, pedestal sink with tiled splashback, radiator, towel rail, wall-mounted storage cabinet with a mirror, wall-mounted mirror and strip light and vinyl flooring.



Outside

Parking

One allocated parking space

Useful Information

Agent's Notes

Tenure: Leasehold

Lease Length: 84 Years Remaining

Ground Rent: £0

Rent on the remaining 50%: £399.86pcm -

We understand the service charge is included in this figure.

Managing Agent: Sovereign

Rentals are not permitted.

Holiday lets are not permitted.

EPC: B

Council Tax Band: B - Approximately £1,593.08 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £2,925

