



LINKHOMES
ESTATE AGENTS

Link Homes

Arena Business Park

Hollywood Close

Poole

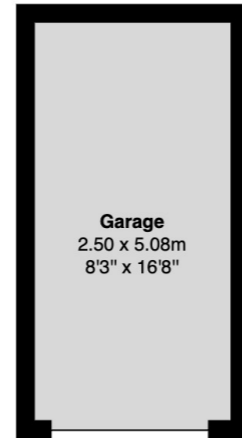
Dorset

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Total Area: 56.6 m² ... 609 ft² (excluding garage)

All measurements are approximate and for display purposes only



25a Furzey Road, Poole, Dorset, BH16 5RW
Guide Price £240,000

**** PERFECT FIRST TIME BUY ** PRIVATE SOUTH-FACING GARDEN **** Link Homes Estate Agents are pleased to offer for sale this two bedroom, first floor apartment in the heart of Upton. Benefiting from an array of standout features including two good-sized bedrooms with bedroom one offer built-in storage, a separate kitchen with space for three undercounter appliances, a bright and airy living room, a modern three-piece bathroom suite, a single garage offering power and lighting and a private landscaped garden. This a must-view to appreciate the accommodation and private outside space on offer!

Upton offers a range of different attractions such as the Cobbs Quay Marina, Lytchett Bay, Upton Country Park and Haven Rockley Park. There are a variety of schools locally which include Upton Infant School, Upton Junior School and Ladybirds Playschool along with a range of shops, bus routes and other useful amenities. Approximately just 1.5 miles away is the Hamworthy train station that connects the main line train route to London Waterloo. The ever-popular Poole Quay is also only a short drive away.

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 Hall

Double glazed UPVC front door to the side aspect, downlights, loft access housing a 'Glow Worm' combination boiler, radiator, power points and laminate flooring. The loft is boarded, offers lighting and has a ladder.

Living Room

Coved ceiling, ceiling lights, wall lights, UPVC double glazed window to the front aspect, internet point, television point, power points, radiators and laminate flooring.

Bedroom One

Ceiling light, double glazed UPVC window to the front aspect, radiator, power points, storage cupboard and carpeted flooring.

Bedroom Two

Ceiling light, double glazed UPVC windows to the rear aspect, radiator, television point, power points and laminate flooring.

Bathroom

Down lights, extractor fan, double glazed UPVC frosted window to the side aspect, panelled bath with mixer tap and an overhead electric shower, wall mounted sink with storage, toilet, radiator, wall mounted mirror with storage and lino flooring.

Kitchen

Ceiling light, double glazed UPVC windows to the rear aspect, wall and base mounted units, space for a washing machine, space for an undercounter fridge and freezer, freestanding four-point gas hob with integrated oven, tiled splash back, overhead extractor fan, power points, stainless steel sink with drainer and mixer tap and laminate flooring.



Outside

Garage

Situated in a block of garages with a flat roof, an up and over door and offers power and lighting. The property also benefits from one allocated parking space.

Garden

Private gated garden, partial patio, partial laid to lawn, partial decking area, surrounding wooden fences and brick-built walls, raised sleepers, surrounding shrubbery and a summer house.

Useful Information

Agents Notes

Tenure: Leasehold
Lease Length: 176 years remaining
Ground Rent: £150 a year, paid in two instalments (2 x £75 every six months)
Service Charge: As and when
Managing Agent: Poulton & Lockyer
Long term rentals are permitted
Pets are permitted
EPC: C
Council Tax Band: B - Approximately £1,670.48 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £7,200