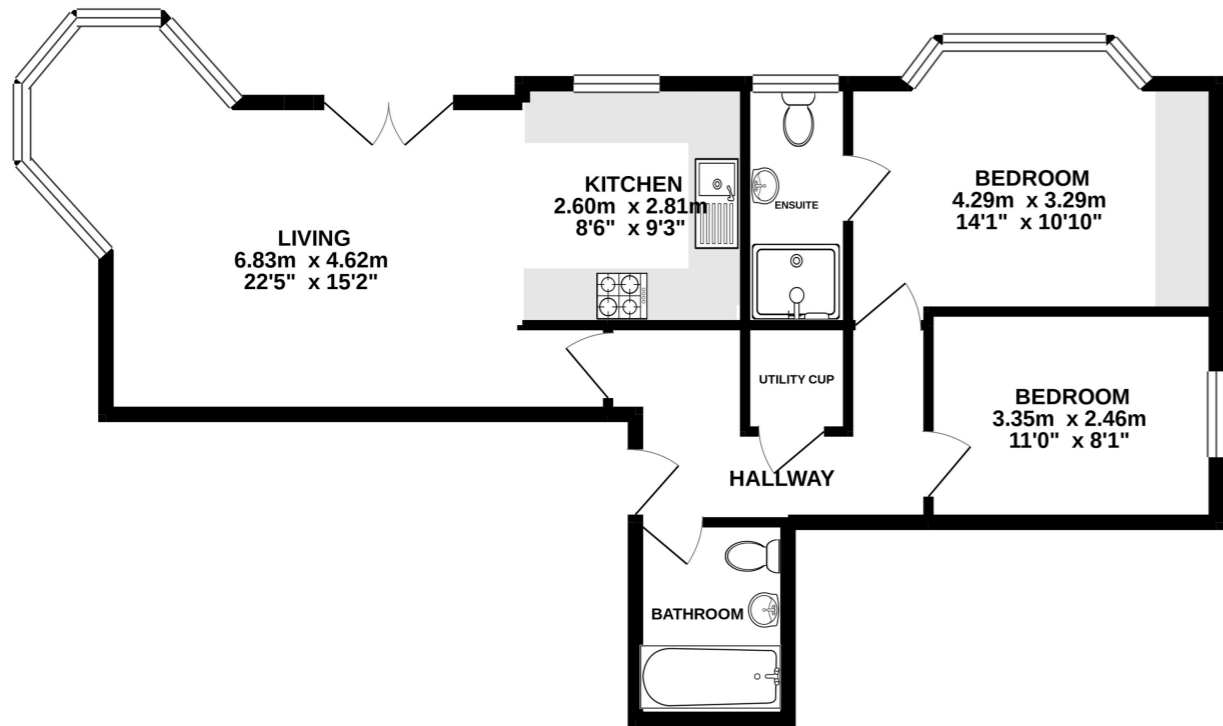


FIRST FLOOR
65.5 sq.m. (705 sq.ft.) approx.



TOTAL FLOOR AREA : 65.5 sq.m. (705 sq.ft.) 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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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
Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



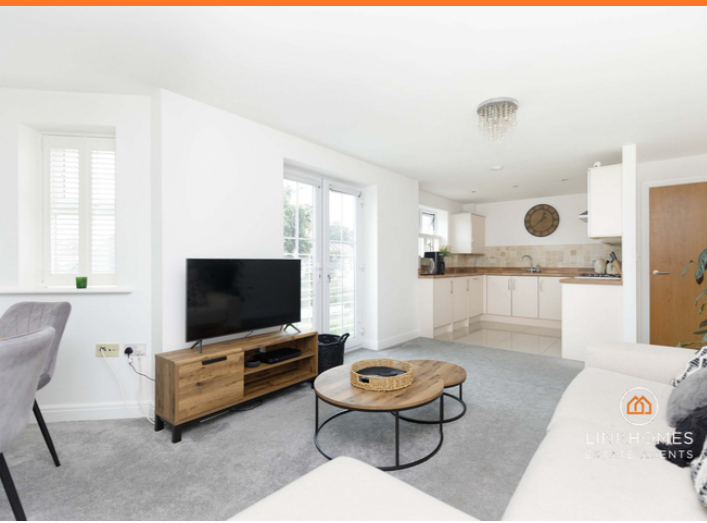
LINKHOMES
ESTATE AGENTS



Flat 5, Sanshore Court, 16 Glenair Avenue, Poole, Dorset, BH14 8AD
Guide Price £280,000

**** NO FORWARD CHAIN ** ASHLEY CROSS LOCATION **** Link Homes Estate Agents are pleased to present for sale this two bedroom, two bathroom apartment located in the prestigious BH14 postcode. Benefitting from an array of standout features including two bedrooms, with bedroom one offering built-in wardrobes and a stylish three-piece en-suite, an open-plan kitchen/living room with integrated appliances and a Juliet balcony, a modern three-piece main bathroom, ample storage and allocated off-road parking for one vehicle. This is a must view to appreciate the accommodation on offer and would make the perfect first time buy!

A moments walk from the apartment is the much loved Ashley Cross where you can find a range of bars, cafes, restaurants, Parkstone train station and many other convenient amenities and attractions. Whitecliff and Poole Park are within walking distance from the property and just beyond these locations, you can also find the popular baiter park. Sandbanks is also close by with its seven miles stretch of award winning sandy beaches that connect to Bournemouth, Boscombe and Southbourne Beaches. A truly great location!



First Floor

Entrance Hall

Smooth set ceiling, ceiling lights, smoke alarm, front door to the front aspect, storage cupboard housing the consumer unit with space for a washing machine, entry-phone system, power points, thermostat and carpeted flooring.

Living Room/Kitchen,

Smooth set ceiling, ceiling lights and downlights, double-glazed UPVC windows to the front and side aspect with bespoke shutters, double-glazed UPVC circular window to the front and side aspect, double-glazed UPVC doors opening onto the Juliet balcony on the side aspect, wall and base mounted units, a cupboard housing the combi coiler, tiled splashback, four-point gas hob with stainless steel splashback and stainless steel overhead extractor fan, integrated oven, one and half bowl stainless steel sink with drainer, integrated dishwasher, integrated under-counter fridge and under-counter freezer, power points, radiator, television point, tiled and carpeted flooring.



Bedroom One

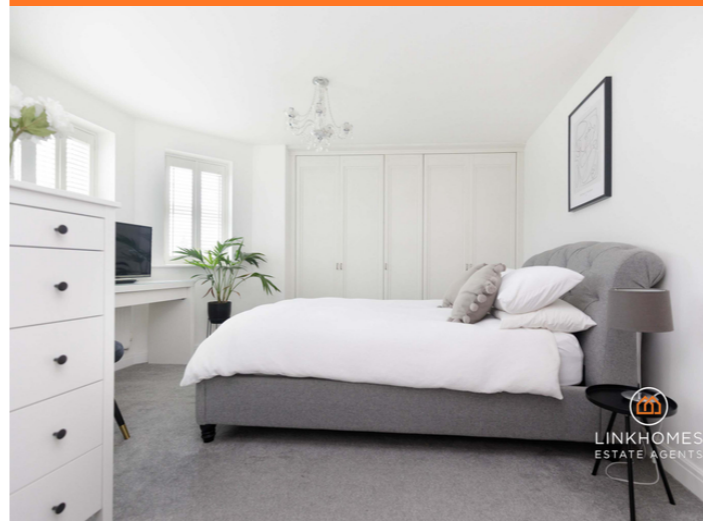
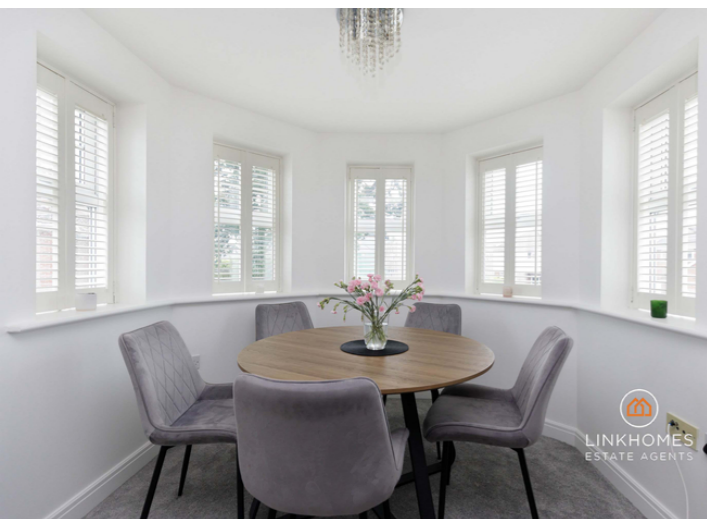
Smooth set ceiling, ceiling light, double-glazed UPVC bay window to the side aspect, bespoke fitted shutters, built-in wardrobes, radiator, power points and carpeted flooring.

En-Suite

Smooth set ceiling, down lights, extractor fan, double-glazed UPVC frosted window to the side aspect, double enclosed shower with glass shower screen, wall-mounted sink with tiled splashback, toilet, wall-mounted mirror, shaver point, stainless steel heated towel rail, storage cabinet with mirrored front and tiled flooring.

Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the rear aspect, bespoke fitted shutters, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, down lights, extractor fan, fully-tiled, panelled bath with over head shower and glass shower screen, feature sink with under-storage, toilet, shaver point, wall-mounted mirror with feature lighting, stainless steel heated towel rail and tiled flooring.

Outside

Driveway

The apartment benefits from one allocated parking space.

Useful Information

Agent's Notes

Tenure: Leasehold
Lease Length: Approximately 135 years remaining
Ground Rent: £175 per annum, review in 2033 - to double.
Service Charge: £1,672.32 includes building insurance, window cleaning and gardening.
Managing Agents: Foxes Property Management
Rentals are permitted
Pets are permitted, subject to permission
Holiday lets are not permitted
EPC: C
Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £1,500
Additional Property: £9,900