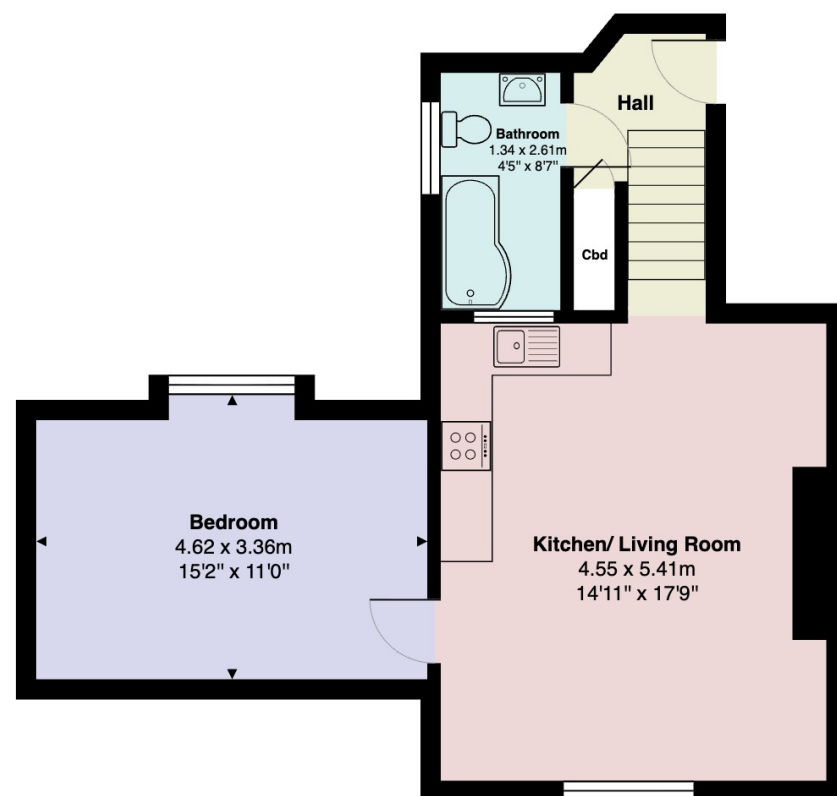




Total Area: 49.5 m² ... 533 ft²
All measurements are approximate and for display purposes only



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01202 612626



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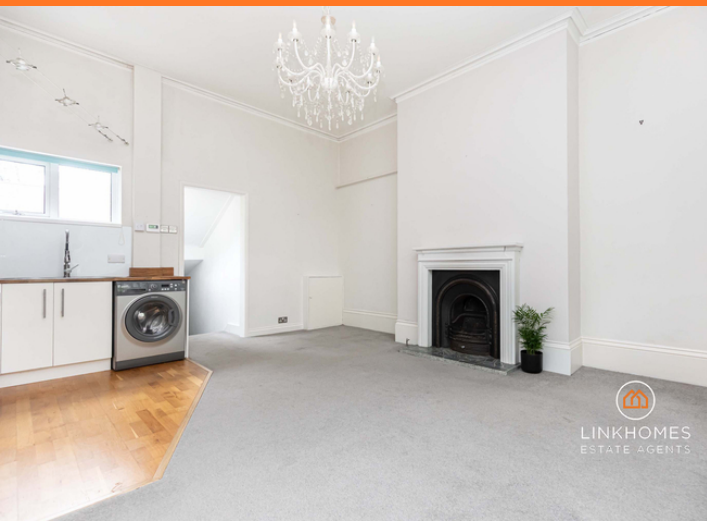
Flat 8 Highfield House , Courtenay Road, Poole, Poole, BH14 0HE Guide Price £175,000

**** PERFECT FIRST TIME BUY ** MOMENTS FROM ASHLEY CROSS ** CHARMING CHARACTER CONVERSION **** Link Homes Estate Agents are delighted to present for sale this one bedroom split level apartment situated in a quiet cul-de-sac, just a stones throw away from Ashley Cross. Being sold with no forward chain and benefitting from an array of standout features including a good-sized bedroom, an open-plan kitchen/living room with a gorgeous feature fireplace, a modern three-piece bathroom suite, a parking space and a share of the freehold. This is the perfect first time buy!

Situated in a block of just twelve apartments and built in 1864, Highfield House benefits from being a moments walk from the much loved Ashley Cross where you can find a range of independent bars, cafes, restaurants, Ashley Cross Green, Parkstone Train Station, a Post Office and many other convenient attractions. Close by you can also find Bournemouth's award winning blue-flag sandy beaches. Bournemouth and Poole Town Centres are within driving distance and the Train Station also within walking distance connects to the mainline which takes you 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.





First Floor

Entrance Porch

Smooth set ceiling, front door to the front aspect, wooden framed single glazed window to the rear aspect, entry phone system, storage cupboard, carpeted stairs and tiled flooring.



Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, panelled bath with extra shower head, toilet, wall mounted sink with under storage, wall mounted mirror, tiled walls, radiator and vinyl flooring.

Second Floor

Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling rose, chandelier, UPVC double glazed window to the side aspect, feature fireplace, cupboard with the consumer unit enclosed, radiators, wall and base fitted units, integrated longline fridge/freezer, space for a washing machine, four point electric hob with integrated oven, stainless steel extractor fan and stainless steel splash back, combination boiler, stainless steel sink with drainer, thermostat and partial-laminate and mostly-carpeted flooring.



Bedroom

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

Outside

Parking

A parking space.

Agents Notes

Useful Information

Tenure: Share of Freehold

Lease Length: Approximately 900 years remaining.

Service Charges: £4,000 per annum including buildings insurance and general maintenance.

Ground Rent: £0

Managing Agents: Burns Hamilton
Rentals are permitted.

Holiday lets are not permitted.

Pets are permitted, subject to permission.

EPC Rating: C

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

Stamp Duty

First Time Buyer: £0

Moving Home: £1,000

Additional Property: £9,750

