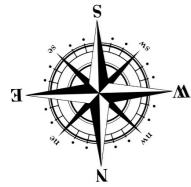
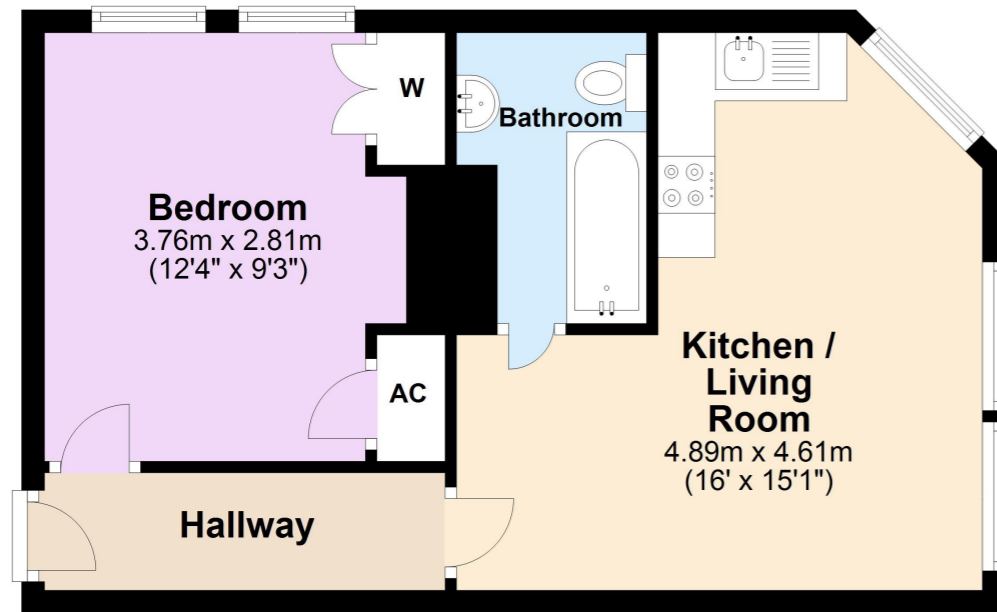


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LINKHOMES  
ESTATE AGENTS

## First Floor



Total area: approx. 39.5 sq. metres (425.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.



LINKHOMES  
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1a Randolph Road, Poole, Dorset, BH14 0DR  
Offers Over £130,000

**\*\* NO FORWARD CHAIN \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are pleased to present for this one bedroom first floor apartment situated in the BH14 postcode. Benefitting from an array of standout features including an open-plan kitchen/living room with triple aspect windows and an integrated washing machine, one double bedroom with fitted wardrobes, a three-piece bathroom suite and a long lease. This is the perfect first time buy or investment purchase!

Randolph Road takes a corner position with Ashley Road which consists of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and its independent bars and restaurants. Close-by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the DW gym is also on site. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. The Parkstone Train Station is just a short walk away and connects to the mainline which takes you directly 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 Hallway

Smooth set ceiling, ceiling light, smoke alarm, cupboard with the consumer unit enclosed, front door to the rear aspect and carpeted flooring.

### Open Plan Kitchen/Living Room

Coved and smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed triple aspect windows to the front and side, wall and base fitted units, tiled splash back, stainless steel sink with drainer, four-point electric hob with under oven and overhead stainless-steel extractor fan, space for a longline fridge/freezer, integrated washing machine, electric heater, television point and partially carpeted and vinyl flooring.



### Bedroom

Coved and smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, electric heater, fitted wardrobes, storage cupboard with the water cylinder enclosed, power points and carpeted flooring.

### Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, part tiled walls, panelled bath with glass screen and electric shower, toilet, pedestal sink, stainless steel heated towel rail and vinyl flooring.



## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: Approximately 177 years remaining  
Ground Rent: £0  
Service Charge: £307 per annum.  
Buildings Insurance included in the service charges.  
Pets are permitted.  
Rentals are permitted.  
EPC Rating: D  
Council Tax Band: A - Approximately £1,431.84 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £0  
Additional Property: £3,900