



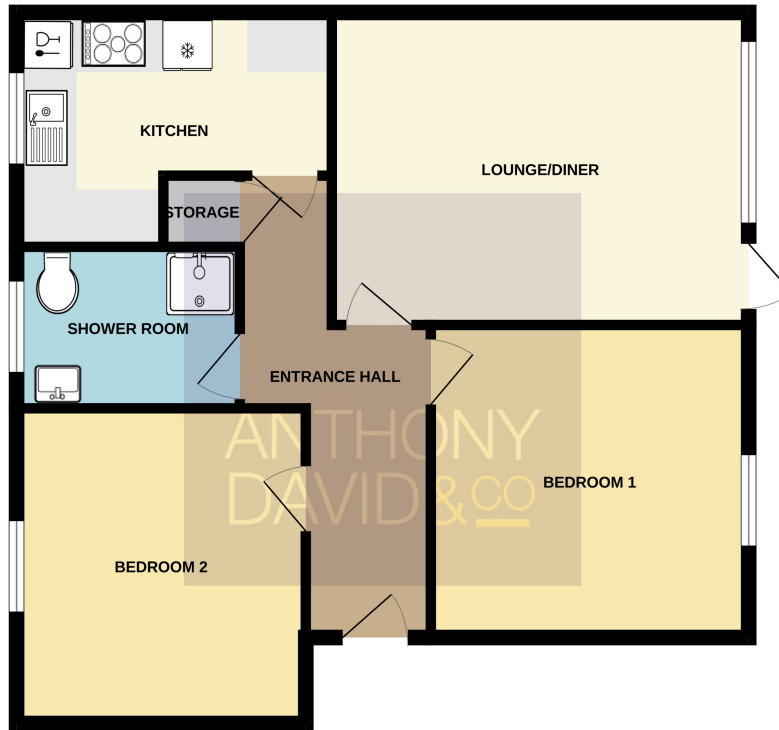
14 Stretton Court, 24-28 Bournemouth Road, Poole, Dorset BH14 0EX Guide Price £240,000 Share of Freehold

**** PETS ALLOWED ** NO FORWARD CHAIN **** A beautifully presented ground floor purpose built apartment ideally situated in the heart of Ashley Cross with its array of trendy bars, bistros and village green. Central bus and rail routes are also just a short stroll away. This immaculate home offers good sized living throughout and internal viewing is imperative to appreciate not only its sought after location but also the stylish accommodation on offer, which comprises: lounge with direct access to the communal front garden, contemporary kitchen, two double bedrooms and a luxury shower room. Externally there is an allocated parking space. Further features include: SHARE OF FREEHOLD, integrated appliances to kitchen, boiler replaced (circa 2019), gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Edwards Juniors. NB: No subletting is permitted.

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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 15' 9" x 11' 10" (4.80m x 3.61m)

Kitchen 11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom One 11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom Two 11' 10" x 10' 10" (3.61m x 3.30m)

Shower Room 8' 6" x 6' 1" (2.59m x 1.85m)

Parking Allocated

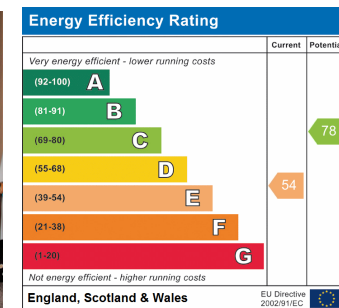
Tenure Share of Freehold - 999 years from 1965

Service Charge £145 per month to include sinking fund

Council Tax Band B

Managing Agent Rendall & Rittner 01202 119053

TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) 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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