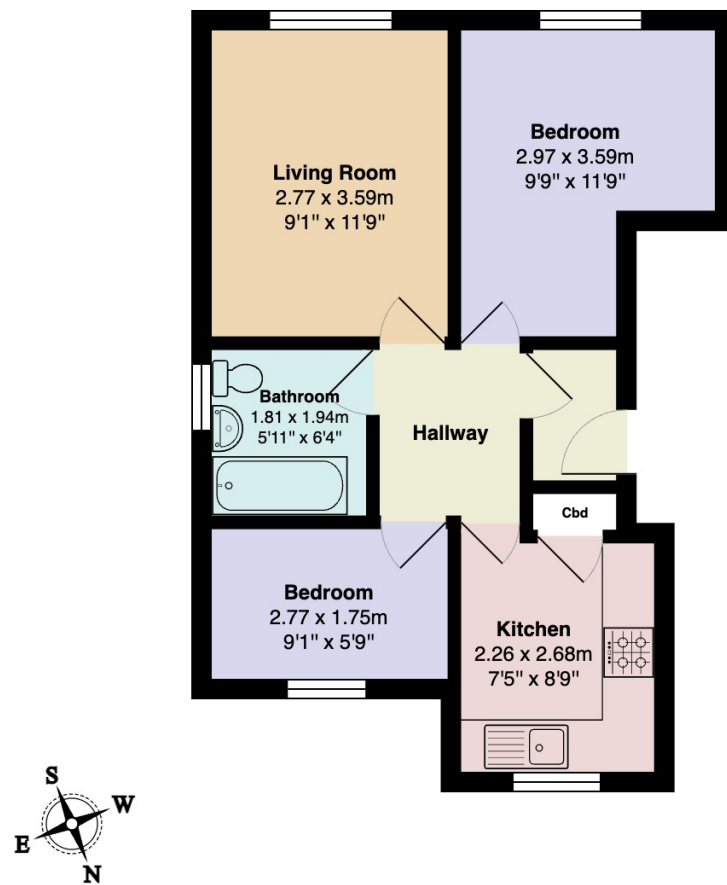




Total Area: 41.7 m² ... 448 ft²
All measurements are approximate and for display purposes only



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.



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LINKHOMES
ESTATE AGENTS



Flat 1 Nichola Court, Rosemary Gardens, Poole, Dorset, BH12 3HF

Guide Price £180,000

**** PERFECT FIRST TIME BUY ** ALLOCATED PARKING SPACE **** Link Homes Estate Agents are delighted to present for sale this two bedroom ground floor apartment situated in the BH12 postcode. Benefitting from an array of fine features including two good-sized bedrooms, a separate kitchen with space for appliances, a separate living room over-looking the communal lawns, a stylish three-piece bathroom suite and an allocated parking space! This is a must-view to appreciate the quiet position this apartment has to offer!

Rosemary Gardens is tucked away in a quiet cul-de-sac, and is close to Ashley Road consisting 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 it's array of independent bars and restaurants. Close by you can find Redlands Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Next Home and the Everlast gym is also on site. Rosemary Gardens is also located within walking distance to Tesco Express on Ringwood Road and just 1.1 miles away from Tower Park which offers Tesco Supermarket, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone Train Stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!



Ground Floor

Entrance Porch

Ceiling light, wooden front door to the side aspect, coat hooks and laminate flooring.

Entrance Hallway

Coved and smooth set ceiling, ceiling light, wooden front door to the side aspect, entry phone system, power points, 'Glow Worm' thermostat and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, feature electric fireplace and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, wall and base fitted units, combination boiler, stainless steel sink with drainer, space for a washing machine, four-point gas hob with integrated oven and extractor fan with feature lighting, tiled splash back, power points, pantry, space for a longline fridge/freezer and vinyl flooring.

Bedroom One

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

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, sink with under storage, toilet, wall mounted vanity with mirrored front, stainless steel heated towel rail and laminate flooring.

Outside

Parking

One allocated parking space and two visitor parking spaces.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 92 years.
Ground Rent: £150 per annum.
Service Charge: £2,122.39 per annum, including, garden maintenance, general repairs, cleaning and management fees.
Managing Agents: Napier Management.
Rentals are not permitted.
Holiday lets are not permitted.
Buildings Insurance is charged separately from the service charge.
Pets are permitted with permission, it is a charge of £75 plus VAT for each pet licence.
EPC: C
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,100
Additional Property: £10,100