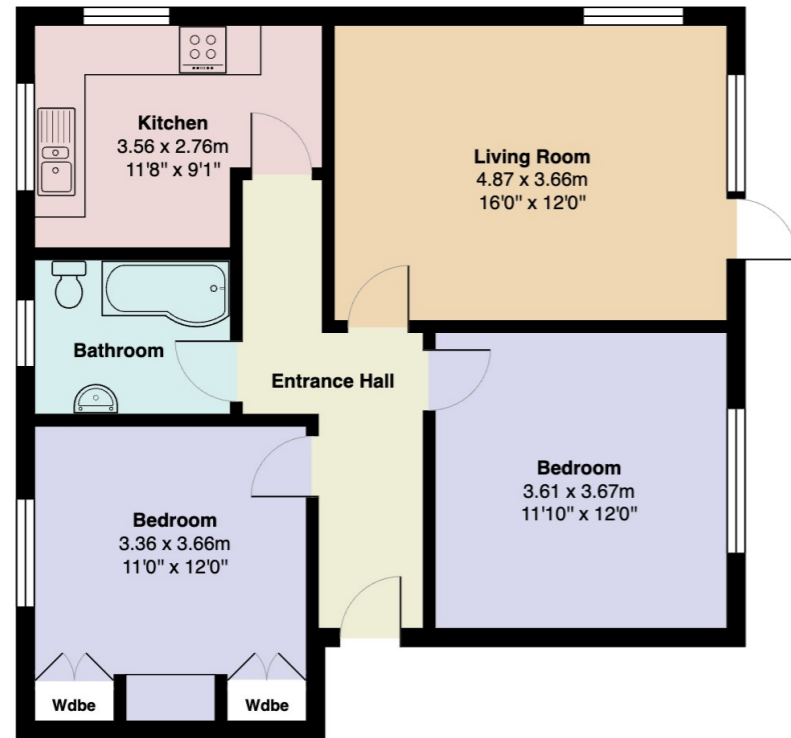




LINKHOMES
ESTATE AGENTS

Link Homes

67 Richmond Road
Lower Parkstone
BH14 0BU
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www.linkhomes.co.uk
01202 612626



Total Area: 68.2 m² ... 734 ft²

All measurements are approximate and for display purposes only



LINKHOMES
ESTATE AGENTS

Flat 20, Stretton Court 24-28 Bournemouth Road, , Poole, BH14 0EX
Guide Price £240,000

**** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom ground floor apartment with a private entrance situated in the heart of Ashley Cross. Benefitting from an array of standout features including two good-sized bedrooms with bedroom two offering bespoke fitted wardrobes and drawers, a bright and airy living room with direct access onto the South-Westerly facing private patio, a modern separate kitchen with space for appliances, a stylish three-piece bathroom suite, exclusive use of a parking space and a share of the freehold. This is the perfect first time buy!

Stretton Court is tucked away in a discrete development just a stones throw away from the much-loved Ashley Cross, which benefits from independent bars, cafes and restaurants, Patisserie Mark Bennetts, Ashley Cross Green and The Post Office. Parkstone Train Station is approximately a five minute walk away with direct links to London Waterloo in approximately two hours. Just a short drive away you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, The Dolphin Centre, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches.

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.





Ground Floor

Entrance Hallway

Smooth set ceiling, smoke alarm, downlights, UPVC double glazed composite frosted front door to the side aspect, radiator, power points, cupboard with the consumer unit enclosed and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front and side aspect, UPVC double glazed single door to the front aspect opening onto the patio, radiator, power points, television point and laminate flooring.

Kitchen

Ceiling light, UPVC double glazed windows to the rear and side aspect, cupboard with the combination 'Glow Worm' boiler enclosed, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher, wall and base fitted units, tiled splash back, one and a half bowl composite sink with drainer, space for a low level fridge, radiator, four-point induction hob with stainless steel extractor fan and under oven and tiled flooring.

Bedroom One

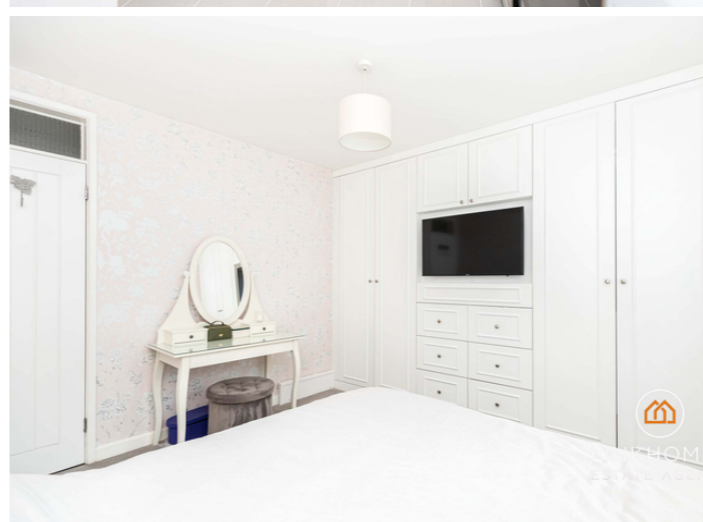
Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, bespoke fitted wardrobes with space for a wall mount television, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead electric shower, toilet, pedestal sink, wall mounted mirror with storage, stainless steel heated towel rail and tiled flooring.



Outside

Patio

The property benefits from a Westerly-facing patio.

Parking

The property benefits from exclusive use of a parking space.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 938 Years Remaining
Ground Rent: £0
Service Charge: Currently £1,680 per annum including buildings insurance,
Managing Agents: Rendall and Rittner
Rentals are permitted, subject to permission.
Pets are permitted.
Holiday lets are not permitted.
EPC Rating: C
Council Tax Band: B - Approximately £1,670.48 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £12,000