

Total area: approx. 48.2 sq. metres (519.2 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 and 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.

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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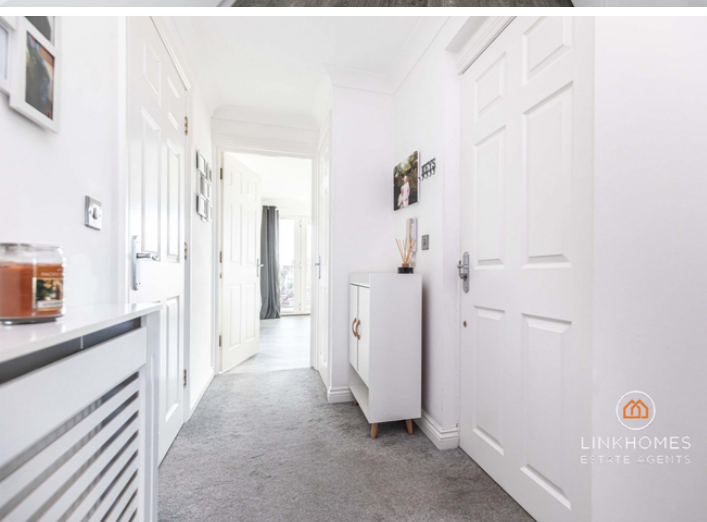


Flat 2 The Thorns, 26a St Marys Road, Poole, Dorset, BH15 2LL

Offers in Excess of £220,000

**** CHARMING APARTMENT ** SOUTHERLY-FACING BALCONY **** Link Homes Estate Agents are delighted to offer to the market this immaculately-presented two bedroom apartment, situated in the sought-after Heckford Park location in Poole. The apartment is located on the first floor and offers an array of standout features, including a bright and spacious open-plan kitchen/living area with UPVC French doors opening onto the private Southerly-facing balcony; two good-sized bedrooms with bedroom one offering fitted wardrobes; a stylish three-piece bathroom suite, an off-road parking space and a well-maintained communal garden. A perfect first-time buy in a brilliant location, an internal viewing is strongly recommended to avoid disappointment.

The Thorns is an attractive purpose-built development, constructed in 2002, comprising three well-appointed apartments. Poole Hospital, the Bus Station, The Lighthouse (Poole's Centre for the Arts), the High Street, Poole Park, the Quay, and Baiter Park are just a few of the many attractions within walking distance of the property. A short drive away is Sandbanks and its award-winning sandy beaches. The desirable Ashley Cross is just around the corner and offers a range of attractions, such as bars, restaurants, coffee shops, bakeries, pubs, and many others. Poole train station is approximately 0.9 miles away and connects to the direct line to London Waterloo.



First Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, telephone system with intercom, radiator, storage cupboard with consumer unit enclosed and carpeted flooring.

Open Plan Kitchen/Living Room

Coved and smooth set ceiling, ceiling lights, downlights, triple aspect UPVC double glazed windows to the side and front aspect, UPVC double glazed French doors opening onto the Southerly-facing balcony, wall and base fitted units, four point gas hob with integrated 'Beko' oven and extractor fan, space for a washing machine, space for a tumble dryer, stainless steel sink with drainer, storage cupboard with the 'Glow-Worm' combination boiler enclosed, undercounter fridge and freezer, television point, internet point, radiator, power points, built-in storage and vinyl flooring.

Bedroom One

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

Bedroom Two

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

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with storage, wall mounted vanity with mirrored front, stainless steel heated towel rail, part tiled walls, panelled bath with shower and vinyl flooring.



Outside

Balcony

Metal rail, outside light and decking area.

Communal Garden

Laid to lawn with Porcelain tiled area, pergola area, shrubbery, surrounding brick wall, wooden fences, a gate and outside light.

Parking

One parking space.

Agents Notes

Useful Information

Tenure: Share of Freehold

Lease Length: Approximately 974 years remaining.

Ground Rent: Peppercorn.

Service Charge: Approximately £1200 per annum which includes building insurance.

Managing Agents: The Thorns Residents Company Limited

Rentals are permitted.

Holiday lets are permitted.

Pets are permitted, subject to permission.

EPC: C

Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £1,900

Additional Property: £12,900