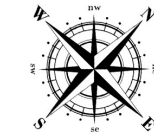
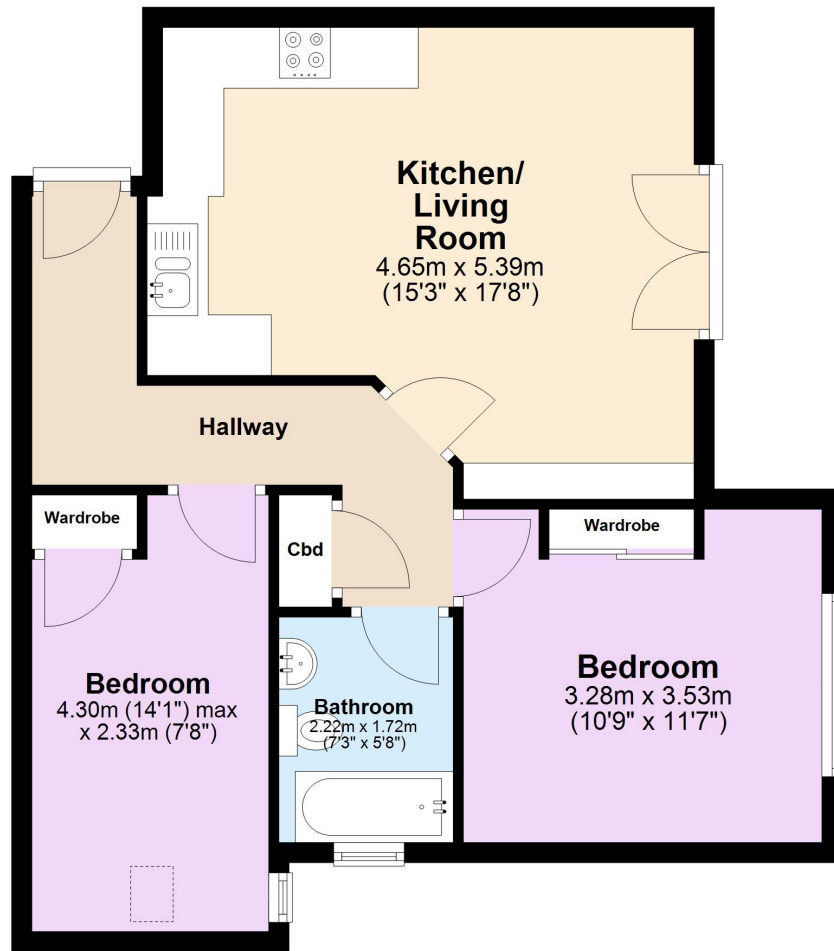


First Floor



Total area: approx. 56.4 sq. metres (607.6 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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LINKHOMES
ESTATE AGENTS



Flat 7 Sandon House, Blandford Road, Poole, Dorset, BH16 5ED
Guide Price £200,000

**** PERFECT FIRST TIME BUY ** ALLOCATED PARKING **** Link Homes Estate Agents are pleased to offer for sale this well-presented two bedroom, one bathroom first floor apartment situated in the much-desired and residential area of Upton. Benefitting from an array of fine features including two good-sized bedrooms both offering fitted wardrobes, a sociable and open-plan kitchen/living room with a Juliet balcony, a three-piece bathroom suite, generous storage throughout and an allocated parking space. This is a must view to appreciate the living accommodation and position this property has to offer!

Sandon House is a purpose-built block of just twelve apartments, situated in the ever-popular area of Upton which offers a range of different attractions such as the Cobbs Quay Marina, Lytchett Bay, Upton Country Park and Haven Rockley Park. There are a variety of schools locally which include Upton Infant School, Upton Junior School, Yarrells School and Nursery and Ladybirds Playschool along with a range of shops, bus routes and other useful amenities. Situated just a mile away is the Hamworthy Train Station that connects the main line train route to London Waterloo in approximately two hours. Poole Quay is also only a short drive away - A truly great location!



First floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, wooden front door to the side aspect, entry phone system, thermostat, radiator, power points, storage cupboard with the consumer unit enclosed and laminate flooring.

Open Plan Kitchen/Living Room

Coved and smooth set ceiling, downlights, smoke alarm, UPVC double glazed doors to the front aspect, wall and base fitted units, feature shelving, space for a longline fridge/freezer, space for a washing machine, integrated dishwasher, four point gas hob with overhead extractor fan and integrated oven, tiled splash back, one and a half bowl stainless steel sink with drainer and mixer tap, feature overhead storage, fitted cupboards (one of which houses the combination boiler), radiator, power points and laminate flooring.

Bedroom One

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

Bedroom Two

Coved and smooth set ceiling, ceiling light, Velux window to the side aspect, UPVC double glazed window to the front aspect, fitted single wardrobe, radiator, power points, television point and carpeted flooring.

Bathroom

Coved and smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, toilet, sink, part tiled walls, heated towel rail, wall light, shaving point, wall mounted mirror and vinyl flooring.



Outside

Parking

Allocated Parking Space

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: 105 Years Remaining

Ground Rent: £200 per annum, and will double in 2031.

Service Charge: £1,390.21 per annum including a sinking fund contribution, window cleaning, communal electricity.

Buildings insurance is separate from the service charge, arranged via the Managing Agents and charged separately.

Managing Agents: Burns Property Management
Rentals are permitted.

Pets are permitted, subject to permission from the Freeholder and a £90 license fee.

EPC: C

Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £1,500

Additional Property: £11,500