



52 Brambling Gardens, Poole, Dorset BH17 7FX

£190,000

brown & kay



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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THE PROPERTY

Located in the popular residential area betwixt Broadstone and Waterloo, this beautifully presented three-bedroom end-terraced property offers stylish and practical living, ideal for families and first-time buyers alike. Built just three years ago, the home benefits from the remainder of its NHBC warranty, ensuring peace of mind for the next owner. This shared ownership home is being sold with a 50% share and the ability to staircase to 100% ownership and having the freehold.

The ground floor comprises a welcoming entrance hall, a spacious open-plan living/dining room with French doors opening onto the rear garden, a contemporary fully fitted kitchen with space for appliances, and a convenient downstairs cloakroom/WC. Upstairs, there are two generous bedrooms, complemented by a sleek modern family bathroom. Occupying the entire top floor, the principle bedroom is exceptionally spacious and offers the comfort of a private en-suite, making it a true highlight of the home. With two full bathrooms plus a guest cloakroom, this home offers flexibility for modern living. Externally, the property features a private rear sunny aspect garden, perfect for outdoor dining and family use, along with two allocated parking spaces.

Situated in a desirable development close to local schools, shops, and excellent transport links this home must be viewed to be fully appreciated.

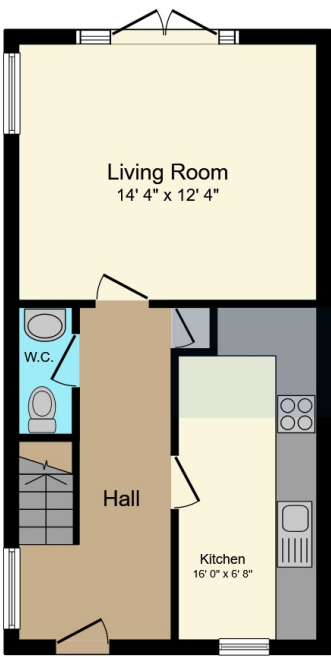
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	91	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFORMATION

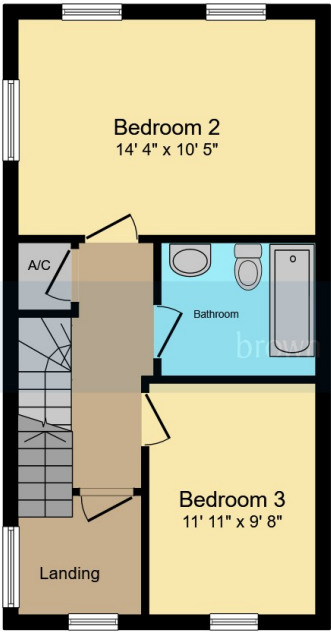
Tenure - Leasehold with 987 years remaining, option to staircase to 100% ownership in which the property then becomes freehold.
Service Charge - £35.47 per month
Rent on remaining 50% Share - £446.72 per month.
Parking - Two Allocated Parking Spaces
Utilities - Mains Electricity, Mains Gas & Mains Water, Solar Panels
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band D
EPC Rating - B

KEY FEATURES

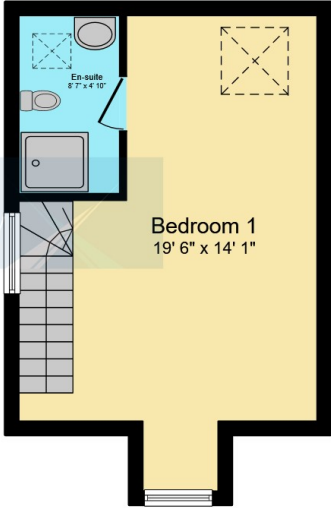
- SHARED OWNERSHIP HOUSE - 50% SHARE
- END TERRACE HOME
- THREE DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- BUILT IN 2022 WITH REMAINDER OF NHBC WARRANTY
- LARGE PRINCIPLE BEDROOM WITH EN-SUITE
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- SUNNY ASPECT GARDEN
- COUNCIL TAX - BAND D



Ground Floor
Floor area 411 sq.ft.



First Floor
Floor area 411 sq.ft.



Second Floor
Floor area 292 sq.ft.

Total floor area: 1,113 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

