



FLAT 12, THE HERMITAGE, 18A LAGLAND STREET, POOLE BH15 1QG

£135,000

- NO FORWARD CHAIN
- HEART OF POOLE LOCATION
- OPEN PLAN LIVING
- ONE BEDROOM
- COUNCIL TAX - BAND A
- THIRD (TOP) FLOOR APARTMENT
- BALCONY
- PARKING SPACE
- TENURE - SHARE OF FREEHOLD
- IDEAL FTB, BUY TO LET

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: [01202 676292](tel:01202676292)





Floor Plan

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 inspector(s). Powered by www.Propertybox.io



*****NO FORWARD CHAIN***** A fantastic opportunity to purchase a ONE BEDROOM, THIRD FLOOR apartment located in the HEART of Poole. The property benefits from OPEN PLAN LIVING, a BALCONY, and the REMAINDER of the BUILDING WARRANTY. An ideal FIRST TIME BUY/BUY TO LET, viewing recommended.

COMMUNAL ENTRANCE

Stairs to the third (top) floor.

ENTRANCE HALL

Storage cupboard housing fuse box.

LOUNGE/KITCHEN

14' 6" x 12' 10" (4.42m x 3.91m) Double glazed sliding double glazed door to the balcony, double glazed window.

KITCHEN AREA

Range of wall and base units, inset electric hob with matching oven and filter over, space for fridge/freezer.

BEDROOM

11' 3" x 8' 0" (3.43m x 2.44m) Double glazed window, heater, wardrobe.

SHOWER ROOM

7' 4" x 4' 9" (2.24m x 1.45m) Shower cubicle with wall mounted shower, low level w.c. and pedestal wash hand basin. Heated towel rail.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 999 years to be provided
- Service Charge - To be confirmed
- Management Agent - To be appointed
- Pets - We are advised subject to a licence, buyers to satisfy themselves before proceeding
- Parking - Parking Space
- Utilities - Mains Electric and Water
- Drainage - Mains Drainage
- Mobile Signal & Broadband - Refer to Ofcom website
- Council Tax - Band A
- EPC Rating - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	32
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.