



HEARNES

WHERE SERVICE COUNTS

**374 Blandford Road, Hamworthy
Poole, Dorset, BH15 4JH**

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Share of Freehold Price £195,000

A well presented and spacious 2 double bedroom top (2nd floor) apartment offering an open plan lounge/diner and separate kitchen, bathroom and a garage in a block to the rear of the property. The property is conveniently located within 2 miles of Poole Town Centre, 1.1 miles of Hamworthy beach, walking distance to Upton Country Park and close to great transport links, Hamworthy train station is 0.3 miles away.

- 2 double bedroom top (2nd floor) apartment. The master bedroom offers a built-in wardrobe
- The lounge/diner has double aspect windows offering a light feel throughout and plenty of space for a dining table
- Separate kitchen opening to the lounge/diner with integrated appliances including oven and 4 ring gas hob. Space for fridge/freezer and washing machine
- Spacious family bathroom with electric shower over the bath
- 2 large storage cupboards
- Private loft which is accessed inside the flat in the hallway by a pull down ladder
- Small entrance lobby when you first enter the property which is perfect for storage, shoes and coats
- Set on the south/west aspect of the building where the flat enjoys a both afternoon and evening sunshine
- Double glazed windows and gas central heating
- The block is quiet, ideally located and consists of 6 flats, 2 on each level
- Newly decorated entrance halls and entry phone system
- Private communal garden to the rear of the property, this is a fenced off turf area for the block to use and enjoy
- Garage situated in garage block to the rear of the property
- Pets can be permitted

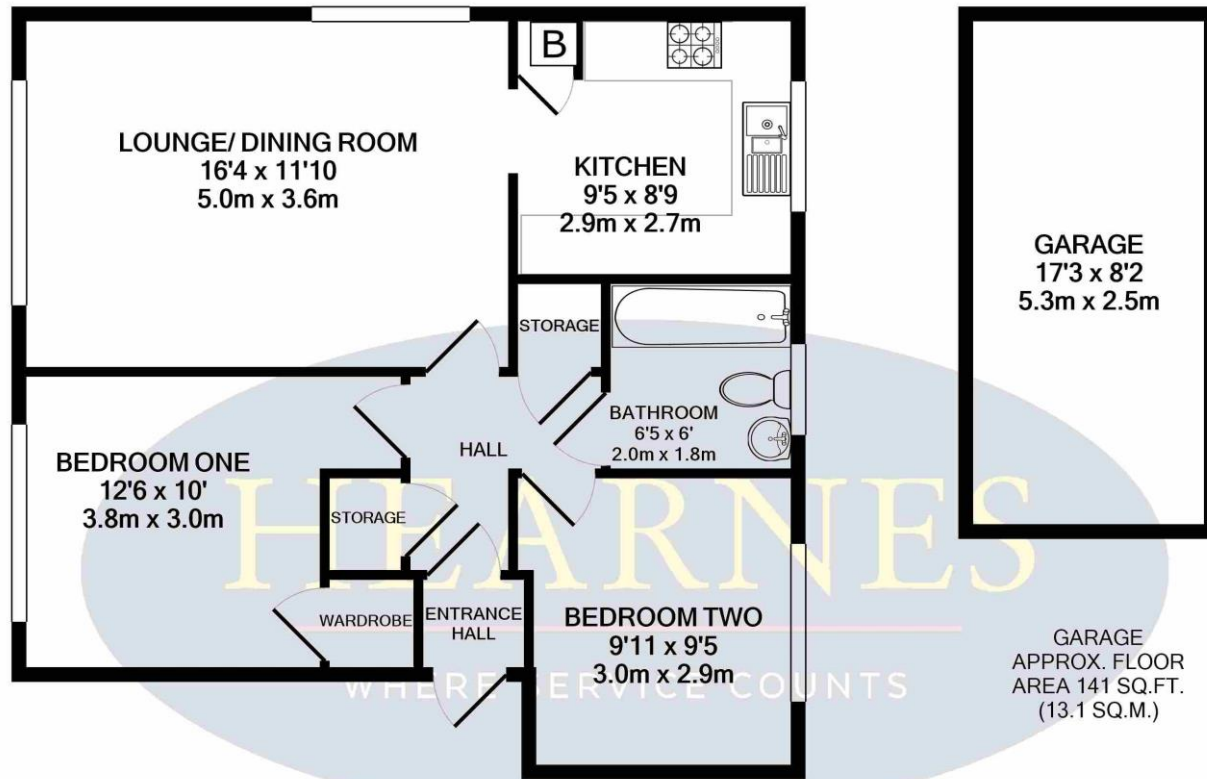
This property is set in a popular location in Hamworthy. Poole Town Centre offering a variety of shops, restaurants and transport links is 2 miles away. Hamworthy beach is 1.1 miles away offering lovely walks around the harbour. There is the stunning local natural reserve which is Upton Country Park which is walking distance of approximately 1 mile.

Term of Lease: 125 years from 2005
Maintenance Charges: £1600 per annum
Ground Rent: N/A

COUNCIL TAX BAND: B **EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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

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