

Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



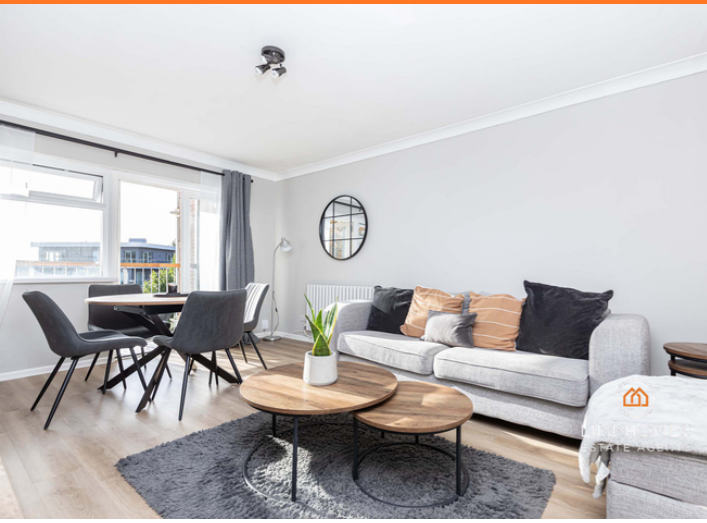
Flat 13 9 Purbeck Heights, Mount Road, Poole, Dorset, BH14 0QP
Guide Price £235,000

**** PRIVATE SOUTH FACING BALCONY ** SHARE OF FREEHOLD **** Link Homes Estate Agents are delighted to offer for sale this well-presented two double bedroom, second floor apartment located in the BH14 postcode. Benefitting from an array of standout features including two double bedrooms, a good-sized living room with direct access onto the private balcony, a separate kitchen with space for appliances, a stylish three-piece bathroom suite, a single garage and a share of the freehold! This is a must view to appreciate the quiet location and accommodation on offer!

Mount Road is a quiet, tree-lined road situated in the BH14 postcode close to Ashley Cross which includes Patisserie Mark Bennetts, The Post Office, Parkstone Train Station, Ashley Cross Green and many more independent bars and cafes. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Homebase, Boots, and the Everlast gym is also on site. The property sits centrally between Poole & Bournemouth Town Centres which are only a short drive away.

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.





Second Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, 'Videx' entry phone system, smoke alarm, radiator, wooden front door to the side aspect, storage cupboard with the consumer unit enclosed, additional storage cupboard with shelving enclosed and LVT flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, combination boiler, four-point gas hob with integrated oven and overhead stainless-steel extractor fan, space for a longline fridge/freezer, space for a washing machine, space for a slimline dishwasher, tiled splash back, power points, stainless steel with drainer and vinyl flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed French doors to the front aspect opening onto the balcony, radiator, power points, television point, internet point and LVT flooring.

Bedroom One

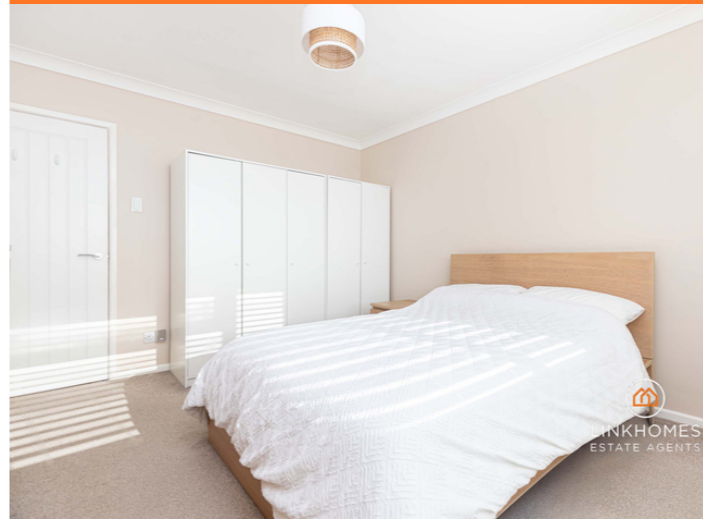
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower, extra shower head and glass shower screen, tiled walls, wall mounted sink with under storage, toilet, stainless steel wall mounted towel rail and tiled flooring.



Outside

Balcony

South facing, metal balustrades and concrete flooring.

Garage

Single garage with a flat roof and up and over door, communal external power point and tap.

Parking

Parking is on a first come, first serve basis.

Agents Notes

Useful Information

Tenure: Share of Freehold

Lease Length: Approximately 939 Years Remaining

Ground Rent: Peppercorn

Service Charge: £1,980 per annum including buildings insurance, water, general maintenance including gardening and cleaning of communal areas is included in the service charge.

Managing Agents: Glide Property Management. Rentals are permitted.

Holiday lets are not permitted.

EPC: C

Council Tax Band: C - Approximately £1,909.11 per annum.

Stamp Duty

First Time Buyers: £0

Moving Home: £0

Additional Property: £11,750