



**Flat 22 Ribbonwood Heights, Lower
Parkstone, Poole, Dorset, BH14 0DE**

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LEASEHOLD GUIDE PRICE £275,000- £300,000

A spacious 2 double bedroom, 2 bathroom apartment with wonderful views, positioned on the third floor with balcony and garage. This well-proportioned apartment has a fitted kitchen/breakfast room which is big enough for a table and chairs with a window looking out to the front, lounge/dining room with large double glazed sliding doors that open on to the south westerly balcony with views down to Poole Harbour and the master bedroom also has fabulous views. Where else can you lie in bed and see the distant harbour? Additional benefits include gas central heating, double glazing and a fair amount of storage. The flat is in its original condition, however very neat and clean and the owners lived in it since it was new (buying it off plan). The flat is currently having a lease extension, so will benefit from a new extended lease (paid for by owner). The Flat is sold vacant with NO forward chain. Ribbonwood Heights is set in an elevated position and has a real feeling of privacy about. It comprises 20 apartments occupying two blocks set under a pitched and tiled roof with secure entryphone system and passenger lifts to upper floors. The apartments are surrounded by beautiful mature grounds and all share southerly facing views down to Poole Harbour. The garage is set adjacent to the communal entrance lobby allowing quick access in the rain. There are four detached properties also within the development.

- Well presented 2 double bedroom third floor flat in this well regarded development
- Fabulous views over Poole with the harbour beyond
- Generous size apartment
- Kitchen/breakfast room fitted in a range of cream units with work tops over and fitted with 4 ring gas hob, oven, extractor, integrated dishwasher, washing machine and fridge/freezer. Space for breakfast table
- South westerly facing balcony with wonderful views
- Master bedroom with built in wardrobes, fitted triple drawer unit and en suite shower room
- New extended lease in the process of being extended
- Gas central heating and double glazing
- Garage with power and light (only 2 have had this added in the development)

Located just under 500 metres from the main road shopping area of Ashley Road, which offers a wide range of shops and restaurants including Waitrose. Ashley Cross is just over half a mile away and offers a range of interesting independent shops, cafes, restaurants and bars. Poole Town Centre is just under 3 miles away offering lakeside parks, harbourside restaurants, cafes, bars and Ferry crossings to the Channel Islands.

Lease: 75 years remaining; however the owners are presently extending the lease by 90 years and this will be transferred to the new owners

Maintenance: £2,400 per annum

Ground rent: £150 per year

COUNCIL TAX BAND: E

EPC RATE: C

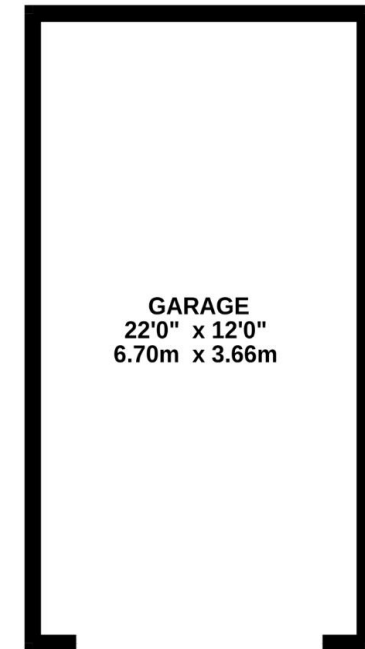
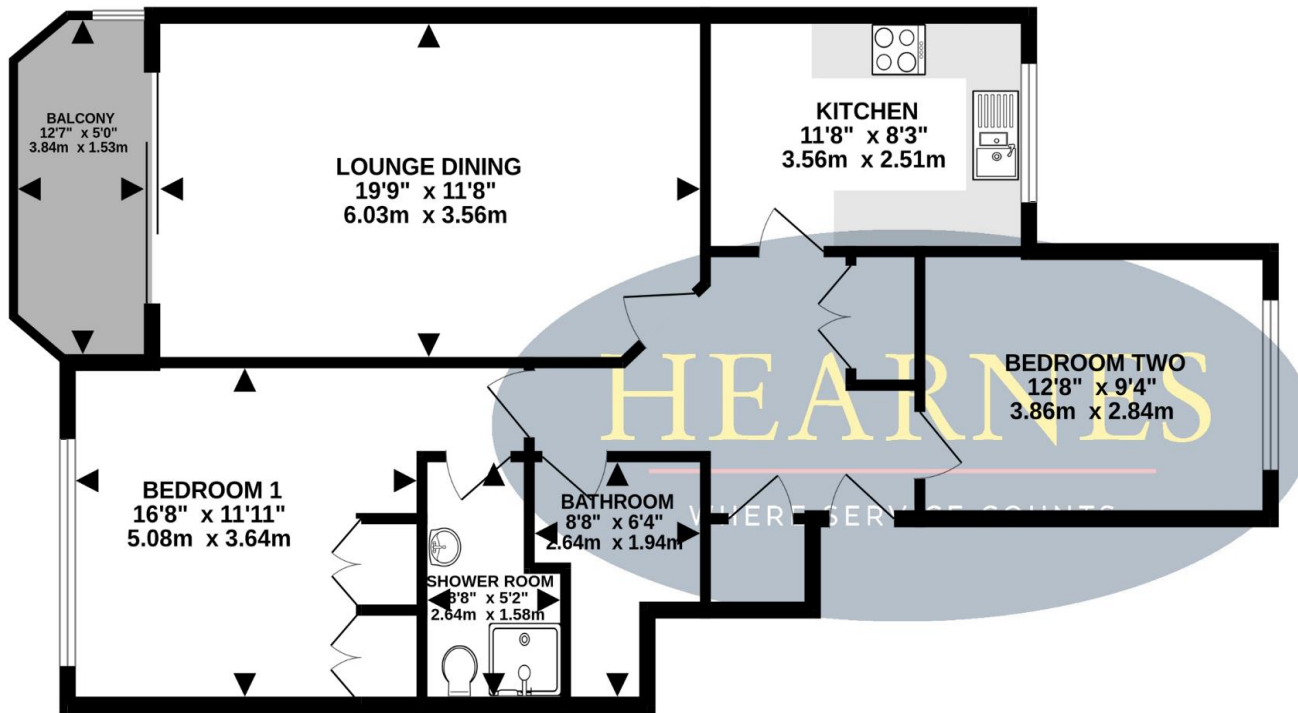
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





809 sq.ft. (75.1 sq.m.) approx.

263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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