

**Flat 7, Sunridge Shades, Belle Vue Road,
Poole, Dorset, BH14 8TW**



HEARNES

WHERE SERVICE COUNTS

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Share of Freehold Price £250,000 - £265,000

Wonderful sea and harbour views from this top floor 2 double bedroom apartment, with roof terrace and set in an elevated position half a mile from Ashley Cross and just over a mile away to Penn Hill. The apartment has been tastefully refurbished by the current owners to include a new kitchen, new flooring and redecoration, new double glazed windows throughout with fitted blinds and is immaculately presented. The apartment is nestled into the trees so has delightful views. This property also has a garage, some communal parking, and benefits from the share of the freehold.

- Top (third) floor 2 double bedroom flat in a very desirable location
- Wonderful distant sea and harbour views from the terrace
- Private southerly facing terrace with a wonderful outlook
- Modern internal décor with newly fitted carpets and redecoration
- Both bedrooms with fitted wardrobes and furniture
- Generous four piece bathroom with bath, separate shower, wc and wash basin fitted into a vanity unit
- Good size lounge with separate dining area that opens into the modern fitted kitchen
- Refitted kitchen fitted with white high gloss units with work tops over and space for a cooker, dishwasher, washing machine and fridge/freezer
- Gas central heating and double glazed (some Velux) windows with fitted blinds in all rooms
- Set on the top of a low rise block of just 7 flats, with entry phone system and partial lift (to second floor)
- Single garage with power and light and some communal parking
- The owner has found her forward purchase that is chain free

NB – The lift goes from ground floor level (where the garages are) to the second floor and flat 7 can be found on the third floor

Located just over a mile away is Penn Hill with local shops and restaurants. Ashley Cross with its cafe culture offers a range of independent shops, bars, brasseries, a patisserie and is just over half a mile away. Poole town centre which offers a wide range of high street shops, a mainline train station and quayside restaurants and shops is just over a mile away and a little closer is Poole Park and Whitecliff Park both offering excellent facilities and amenities for families. The local train station at Parkstone is within half a mile.

Term of Lease: 998 Years

Maintenance Charges: Approximately £2000 per annum

Ground Rent: N/A

COUNCIL TAX BAND: D

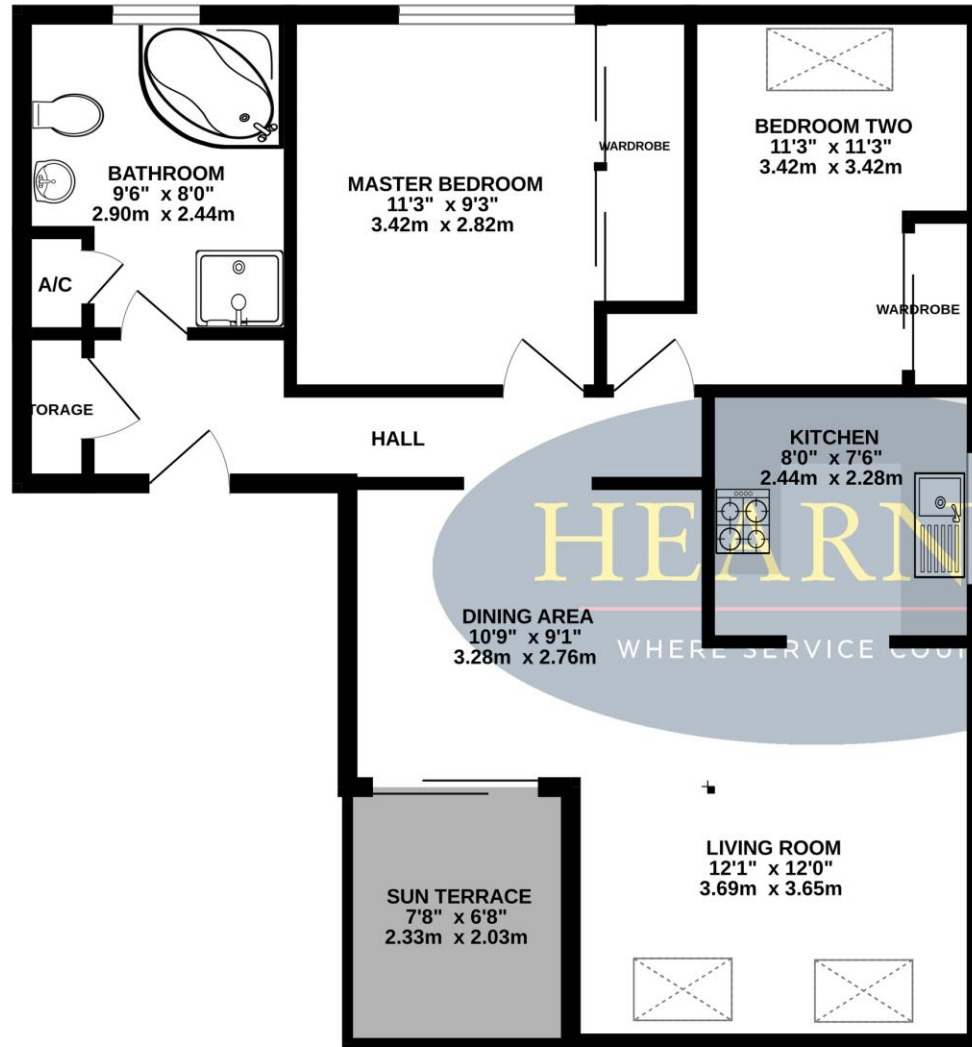
EPC RATE: D

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

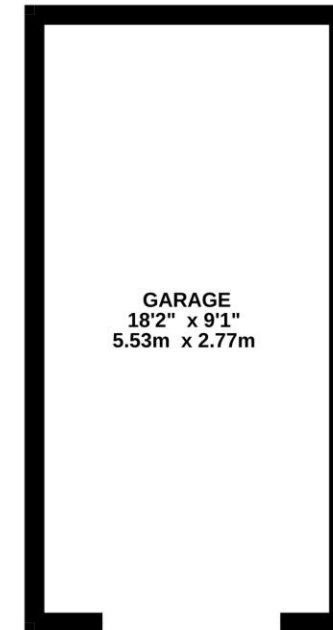


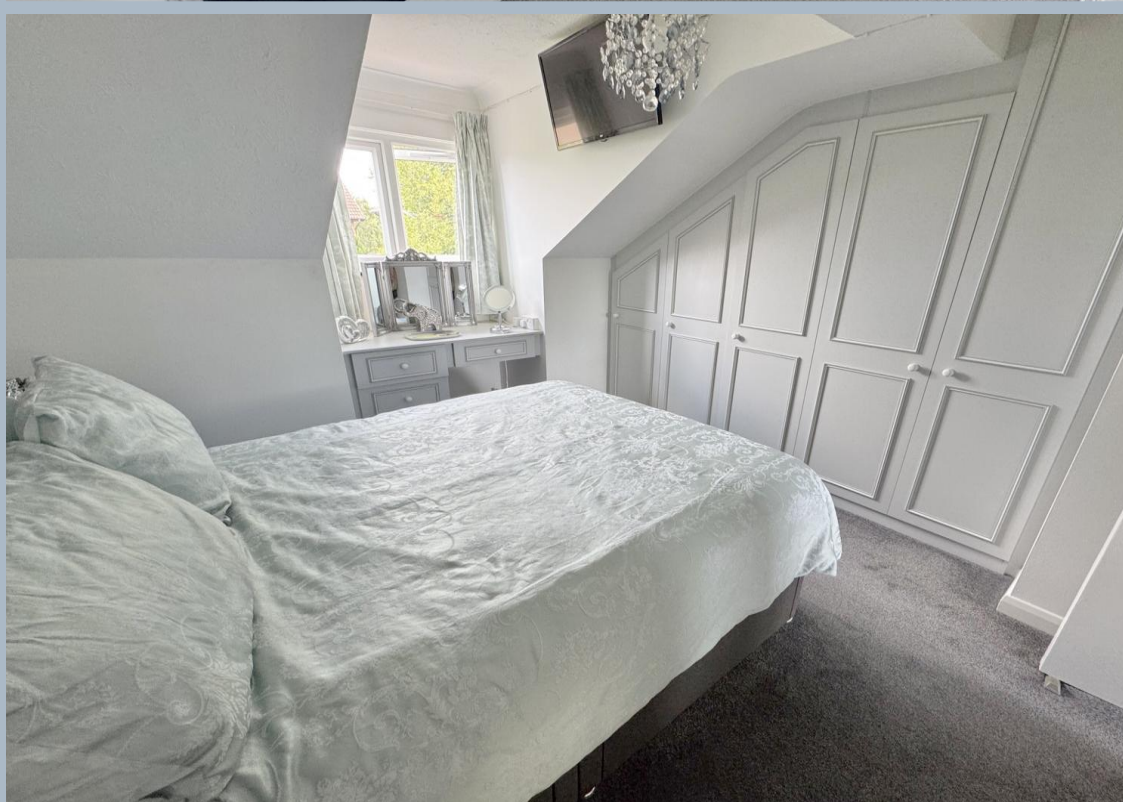


660 sq.ft. (61.4 sq.m.) approx.



GARAGE
165 sq.ft. (15.3 sq.m.) approx.







www.hearnes.com

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