



Total Area: 83.2 m<sup>2</sup> ... 896 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



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**Flat 4, 5-7 Broomrigg, Belle Vue Road, Poole, Dorset, BH14 8UE**  
**Guide Price £350,000**

**\*\* NO FORWARD CHAIN \*\* WESTERLY-FACING BALCONY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom second floor flat situated in the much-desired BH14 postcode. Benefitting from an array of standout features including two double bedrooms with bedroom one offering a three-piece en-suite, a bright and airy living room with direct access onto the Westerly-facing private balcony with sea glimpses, a modern separate kitchen with space for appliances, a three-piece family bathroom suite, an allocated parking space in the secure garage and a share of the freehold. This is the perfect first time buy or holiday home!

Situated on a tree-lined road, Broomrigg sits within the much loved Lower Parkstone and Ashley Cross location where you can find a range of bars, cafes, restaurants, Beauty & Hair Salons, Mark Bennetts Patisserie, The Post office, local transport routes and many more. Parkstone Train Station is just 0.4 miles away and within walking distance is the Ashley Cross Green. Footpaths from the apartment provide easy walks to Whitecliff Park (adjoining Poole Harbour), Lilliput Village or Blake Dene Hill. The property benefits from being in both the Courthill and Baden Powell School catchments. Just a short drive away, you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches.

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 ceiling, ceiling lights, wooden front door to the front aspect, entry phone system, thermostat, radiator, storage cupboard with the consumer unit enclosed and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, wall lights, UPVC double glazed windows to the rear aspect, UPVC double glazed triple doors to the side aspect opening onto the balcony, power points, radiator, carpeted flooring, television point and carpeted flooring.



### Kitchen

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

### Bedroom One

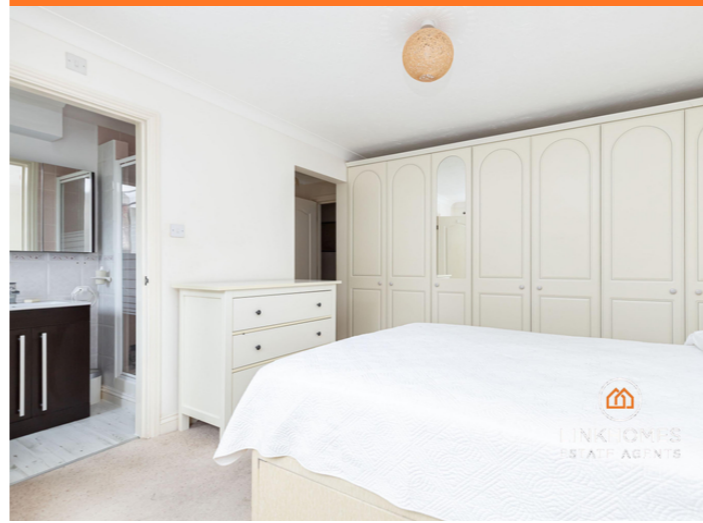
Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point, fitted wardrobes, en-suite shower room and carpeted flooring.

### En-Suite Shower Room

Coved ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, extractor fan, enclosed single electric shower, wall mounted sink with under storage, toilet, wall mounted mirror with storage, stainless steel heated towel rail, part tiled walls, shaving point and laminate tiled flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, fitted wardrobes with mirrored front and carpeted flooring.



### Bathroom

Coved ceiling, ceiling light, panelled bath with glass shower screen and overhead shower, extractor fan, toilet, wall mounted sink with under storage, wall mounted mirror with storage and a spotlight, stainless steel heated towel rail and laminate tiled flooring.

### Outside

#### Balcony

Westerly facing, tiled flooring, glass panels and metal balustrades, outside light and sea glimpses.

#### Parking

Allocated parking underground with electric roller door and option for storage. Visitor parking to the front of the property on a first come first serve basis.

### Agents Notes

#### Useful Information

Tenure: Share of Freehold.  
Lease Length: 976 years remaining.  
Ground Rent: £0  
Service Charge: £1,198.12 per annum.  
Buildings Insurance is arranged by Foxes Property Management and charged separately every January.  
Managing Agents: Foxes Property Management.  
Long term rentals are permitted.  
Holiday lets are not permitted.  
Pets are not permitted.  
EPC: C  
Council Tax Band: E - Approximately £2,625.02 per annum.  
Communal roof terrace with feature pergola area and outside tap.  
Use of communal storage cupboard.

#### Stamp Duty

First Time Buyers: £0  
Moving Home: £5,000  
Additional Property: £22,500