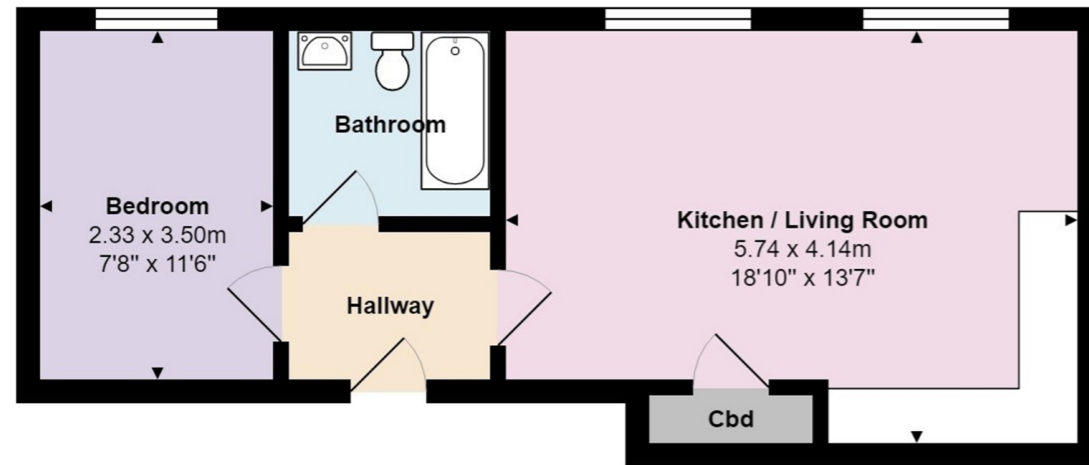


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LINKHOMES  
ESTATE AGENTS



Total Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Flat 34 The Metropolitan, Sandbanks Road, Poole, Dorset, BH15 2FP

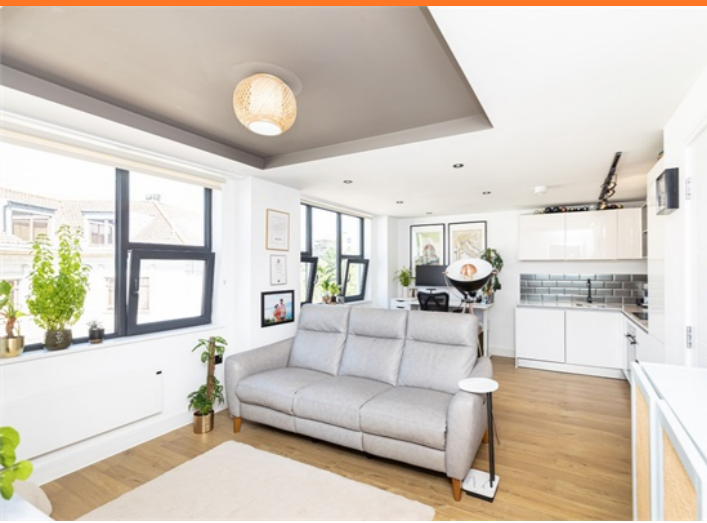
Guide Price £175,000

**\*\* CASH BUYERS ONLY \*\* LOCATIONS DON'T GET MUCH BETTER \*\*** Link Homes Estate Agents are delighted to offer for sale this one bedroom second floor converted apartment centrally located between Poole Park and Ashley Cross both being within walking distance. The Metropolitan was converted into apartments in 2016 meaning it is still well within the ten year builders warranty. The apartment benefits from a variety of fine features few of which include a modern bathroom with feature tiles, a gym in the block for residents to use, an allocated parking space inside the secure gated car park, open plan living space with a kitchen offering integrated appliances, secure bike storage with an allocated area and lift access to all floors. A perfect first time buy, an internal viewing is strongly recommended.

Directly across the road is the much loved Poole Park which is perfect for those scenic walks. Ashley Cross, Poole Hospital, The Quay, The High Street and Parkstone Train station are all very much within close proximity along with many other useful amenities and attractions. Within driving distance is Bournemouth along with its seven miles long of award winning sandy beaches. The Train Station connects to the mainline that takes you directly to London Waterloo... a truly great location.

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:

Smooth set ceiling, downlight, smoke alarm, front door to the side aspect opening onto the communal hallway, laminate flooring and power points.

### Living Area:

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the side aspect, laminate flooring, electric radiator, power points, television point and an airing cupboard with additional storage and the hot water tank enclosed.

### Kitchen:

Smooth set ceiling, downlights, smoke alarm, ceiling lights, UPVC double glazed windows to the side aspect, laminate flooring, wall and base fitted soft closing units, 'Silestone Quartz' worktops, stainless steel sink with an in-built drainer, four point 'Neff' induction hob with stainless steel extractor fan above, electric 'Neff' oven, integrated fridge, integrated freezer, integrated 'Bosch' washing machine, part tiled walls, power points and an electric heater.

### Bedroom:

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, carpeted flooring, electric radiator, power points and a television point.

### Bathroom:

Smooth set ceiling, downlights, extractor fan, tiled flooring, part tiled walls, a panelled bath with a rainfall shower head above, wall mounted toilet, a feature sink with under cupboards, a heated tail rail and a shaving point.



## Outside

### Bike Storage:

This is a secure building with an allocated area for each apartment.

### Parking:

Secure gated access to the car park, there is an allocated space and one visitors space.

### Gym:

This is for residents to use and is maintained within the service charges.

## Agents Notes

### Useful Information

Tenure: Leasehold.

Lease Length: 125 years from 2016.

Service Charges: Approximately £1,600 per annum. This includes water, sewage, general maintenance, window cleaning, gym maintenance etc...

Ground Rent: £250 per annum.

Management Company: Plymouth Block Management.

EPC Rating: D

Council Tax Band: B

Holiday lets are not allowed but long term rentals are. Pets are not permitted. There is lift access to all floors.

### Stamp Duty

First Time Buyer: £0

Moving Home: £1,000

Additional Property: £9,750