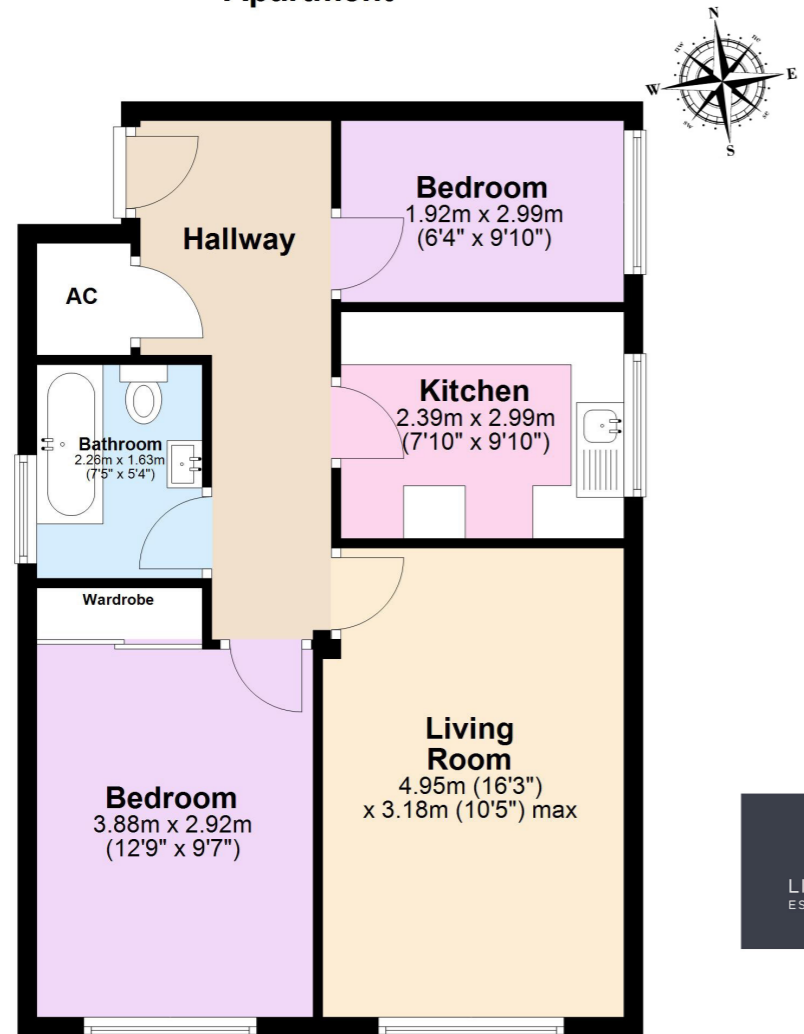


Apartment



Total area: approx. 57.0 sq. metres (613.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

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.



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



LINKHOMES
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Flat 10 Farley Lodge, Bournemouth Road, Poole, Dorset, BH14 9HR
Guide Price £175,000

**** NO FORWARD CHAIN ** BRAND NEW LEASE ** CLOSE TO ASHLEY CROSS **** Link Homes Estate Agents are delighted to present for sale this purpose-built two bedroom, second floor flat situated between Penn Hill and Ashley Cross. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms with bedroom one offering sliding fitted wardrobes, a bright and airy good-sized living room, a separate kitchen with space for appliances, a three-piece bathroom suite, a garage in a block and a brand new lease. This is the perfect first time buy!

Farley Lodge is situated in Lower Parkstone and positioned centrally between the much-loved Ashley Cross and Pennhill where you can find a range of independent bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Baden Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Bournemouth's award-winning sandy beaches. Bournemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo.



Second floor

Entrance Hallway

Coved ceiling, downlights, smoke alarm, wooden front door to the side aspect, 'Videx' entry phone system, storage cupboard with the water cylinder and shelving enclosed, thermostat, radiator, power points and carpeted flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect radiator, power points, internet point, television point and carpeted flooring.

Kitchen

Coved ceiling, ceiling light, UPVC double glazed windows to the side aspect, wall and base fitted units, a freestanding four-point gas hob with oven, space for a washing machine, space for a low-level fridge/freezer, breakfast bar with room for stools, radiator, tiled splash back, power points, stainless steel sink with drainer and laminate flooring.

Bedroom One

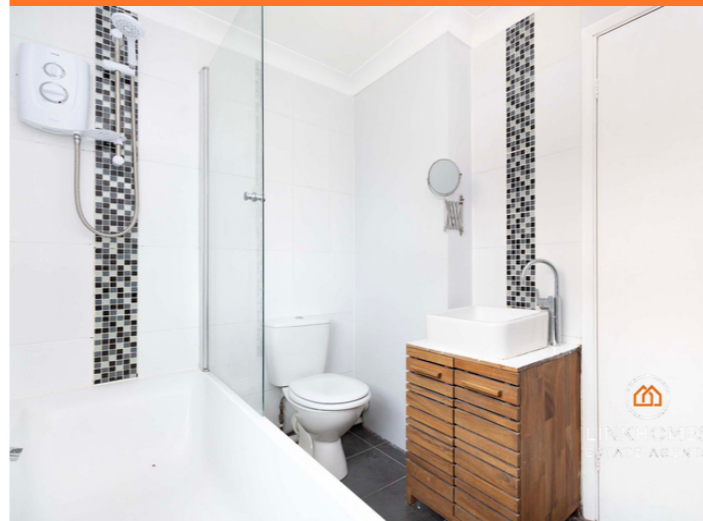
Coved ceiling, ceiling light with a fan, UPVC double glazed windows to the front aspect, radiator, fitted wardrobes with sliding doors, power points and carpeted flooring.

Bedroom Two

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

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with overhead electric shower, feature sink with under storage, part tiled walls, stainless steel heated towel rail and tiled flooring.



Outside

Garage

Garage in a block with up and over door.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: The lease is currently being extended and will have 169 years remaining.
Ground Rent: Peppercorn.
Service Charge: £1,900 per annum including buildings insurance, window cleaning, grounds maintenance, bin cleaning, communal electricity and a sinking fund contribution.
Managing Agents: Woodley & Associates
Rentals are permitted
Holiday lets are not permitted
Pets are permitted on a non-nuisance basis
EPC: C
Council Tax Band: B - Approximately £1,866.67 per annum.

Parking is on a first come, first serve basis. Surrounding residential roads offer on-street parking with no restrictions.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,000
Additional Property: £9,750