



Total area: approx. 79.7 sq. metres (858.2 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.



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Flat 21 Tern House, Norton Way, Poole, Dorset, BH15 4GD

Guide Price £300,000

**** NO FORWARD CHAIN ** FRONTLINE VIEWS OF POOLE YACHT CLUB ** TWO ALLOCATED PARKING SPACES **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom second floor apartment situated in the BH15 postcode and just a few minutes walk from Hamworthy Beach. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms which both offer fitted wardrobes and bedroom one offering a three-piece en-suite, an open-plan kitchen/living room/dining room with direct access onto the Southerly-facing private terrace with incredible views overlooking the water, a three-piece bathroom suite, a long lease and two allocated parking spaces in a ground-level secure and gated car park. This is a perfect first time buy!

Tern House is situated on Norton Way and in the sought-after and residential area of Hamworthy. Both Hamworthy Park and Hamworthy Beach are approximately a 10 minute walk away, as well as other local amenities including Cobbs Quay Marina, Lake Pier, Rockley Park, Tesco Express, Poole Yacht Club and Poole Train Station to name a few. Schools nearby include Twin Sails Infant School, Hamworthy Park Junior School, Bayside Academy and The Cornerstone Academy. Upton Country Park and Poole Quay are within close proximity, Bournemouth Town Centre and the award winning sandy beaches are only a short drive away.

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, ceiling light, smoke alarm, wooden door to the side aspect, entry phone system, radiator, storage cupboard with the boiler enclosed and shelving, additional storage cupboard with the consumer unit enclosed, power points and laminate flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed sliding doors to the rear aspect, UPVC double glazed windows to the rear and side aspect, wall and base fitted units, space for a longline fridge/freezer, space for a washing machine, space for a dishwasher, one and a half bowl stainless steel sink with drainer, four point gas hob with integrated oven and extractor fan, tiled splash back, power points, television point, radiator, internet point and laminate flooring.

Bedroom One

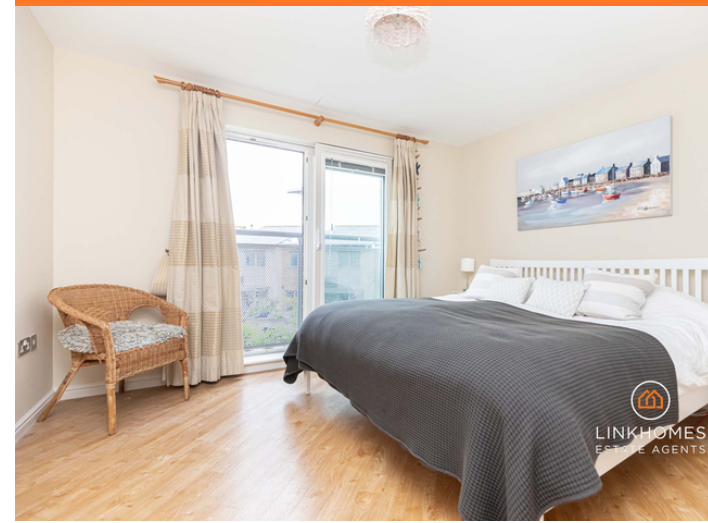
Smooth set ceiling, ceiling light, UPVC double glazed sliding doors to the front aspect, Juliet balcony, double fitted wardrobe, radiator, power points, en-suite and laminate flooring.

En-Suite Shower Room

Smooth set ceiling, ceiling lights, extractor fan, UPVC double glazed frosted window to the side aspect, double enclosed shower, toilet, pedestal sink, radiator, shaving point, part tiled walls and laminate flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, double fitted wardrobe, power points and laminate flooring.



Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower and glass shower screen, pedestal sink, toilet, radiator, shaving point, part tiled walls, wall mounted mirror and laminate flooring.

Outside

Terrace

Decked flooring, metal balustrades, frontline sea views of Hamworthy park and the Marina.

Parking

Two secure allocated parking spaces.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: Approximately 230 Years Remaining.
Ground Rent: £62.50 per annum.
Service Charge: £4,018.34 per annum which includes, buildings insurance, general repairs, cleaning, communal electricity and sinking fund contribution.
Managing Agents: Evolve and Block States Management.
Rentals are permitted.
Holiday lets are not permitted.
Pets are not permitted.
EPC: TBC
Council Tax Band: D
Lift access.

Stamp Duty:

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £20,000