



21 Sydling Close, Canford Heath, Poole, Dorset BH17 8SY

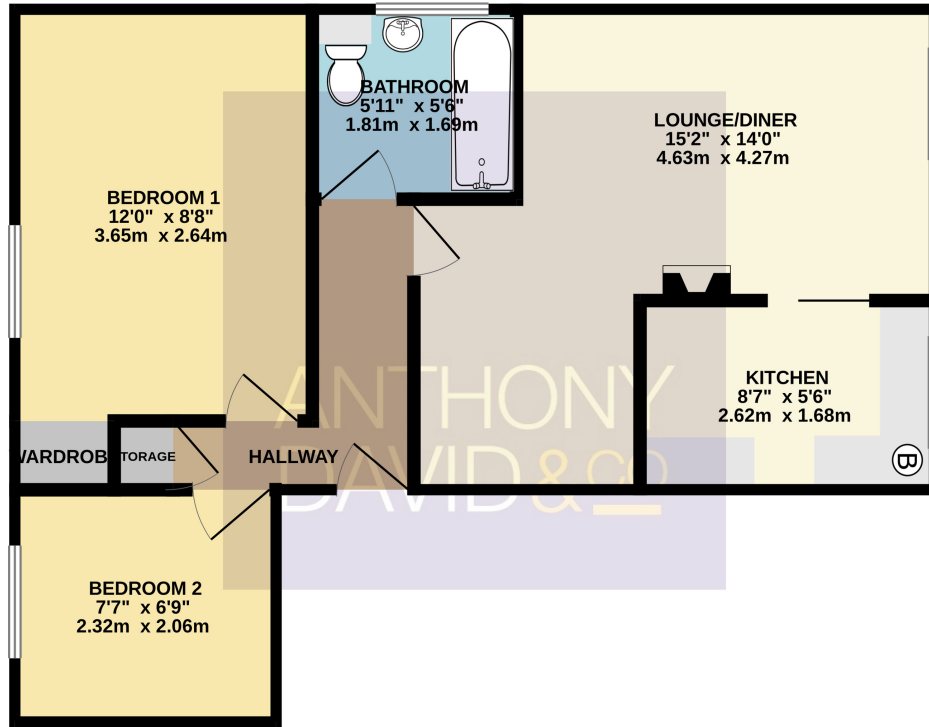
£160,000 Leasehold

**** NO FORWARD CHAIN **** A super two bedroom first floor flat situated in this quiet cul-de-sac backing onto Canford Heath Nature Reserve and within walking distance to local shops, amenities and super market at Canford Heath Neighbourhood Centre. The popular Tower Park with its eateries, Tesco Extra and bowling complex is just a short distance away. The property presents an ideal first time buy/investment and viewing is advised to appreciate the accommodation on offer, which comprises: lounge/diner, fitted kitchen, one double bedroom, one single bedroom and white bathroom suite. Externally there is one allocated parking space. Further features include: feature wall mounted fire to lounge area, built-in wardrobe to bedroom one, on street parking, outside lockable storage, gas central heating and UPVC double glazing. EXTENDED LEASE BY COMPLETION. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and both Poole and Parkstone Grammars.

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**ANTHONY
DAVID & CO**

FIRST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Entrance Hall Doors to

Lounge Area 12' 2" x 8' 6" (3.71m x 2.59m)

Dining Area 8' 7" x 6' 7" (2.62m x 2.01m)

Kitchen 8' 7" x 5' 6" (2.62m x 1.68m)

Bedroom One 12' 0" x 8' 8" (3.66m x 2.64m)

Bedroom Two 7' 7" x 6' 9" (2.31m x 2.06m)

Bathroom 5' 11" x 5' 6" (1.80m x 1.68m)

Parking One allocated space

Tenure Leasehold 65 years remaining - lease extended by completion

Service Charge £450 per annum to include buildings insurance

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.