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LINKHOMES  
ESTATE AGENTS



Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Flat 2, 10 Chloe Gardens, Parkstone, Poole, Dorset, BH12 3GF**  
**Offers Over £200,000**

**\*\* PERFECT FIRST TIME BUY \*\* ALLOCATED PARKING SPACE \*\* PRIVATE ENTRANCE \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, ground floor apartment in the BH12 postcode. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering built-in wardrobes, a bright and airy living room with space for a dining table, a separate kitchen with space for appliances, a modern three-piece bathroom suite, its own private entrance, ample storage throughout and an allocated parking space! This is the perfect first time buy!

Chloe Gardens is tucked away in a quiet cul-de-sac, and is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Redlands Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Next Home and the Everlast gym is also on site. Chloe Gardens is also located within walking distance to Tesco Express on Herbert Avenue and just 1.5 miles away from Tower Park which offers Tesco Supermarket, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone Train Stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. 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.





## Ground Floor

### Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, composite front door to the side aspect, consumer units, radiator, power points, two storage cupboards and laminate flooring.

### Kitchen

Ceiling light, wall and base fitted units, combination boiler, composite sink with mixer tap and drainer, power points, tiled splash back, space for a free-standing hob and oven, space for a washing machine, space for a longline fridge/freezer, storage cupboard and tiled flooring.

### Open Plan Living Room/Dining Room

Coved ceiling, ceiling lights, UPVC double glazed window to the front aspect, radiator, power points, thermostat, television point and laminate flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, double built-in wardrobes, power points and carpeted flooring.

### Bedroom Two

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



### Bathroom

Coved ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, panelled bath with overhead electric shower, partially-tiled walls, toilet, storage cupboard, feature sink, shaver point, wall mounted mirror, radiator and tiled flooring.

### Outside

#### Parking

One allocated parking space.

### Agents Notes

#### Useful Information

Tenure: Approximately 103 Years Remaining

Ground Rent: Peppercorn

Service Charge: Approximately £1,130.04 per annum including buildings insurance and maintenance of the internal & external grounds.

Managing Agents: Sovereign Housing.

Pets are permitted.

Rentals are permitted.

Holiday lets are not permitted.

EPC Rating: C

Council Tax Band: B - Approximately £1,753.85 per annum.

### Stamp Duty

First Time Buyer: £0

Moving Home: £1,500

Additional Property: £11,500