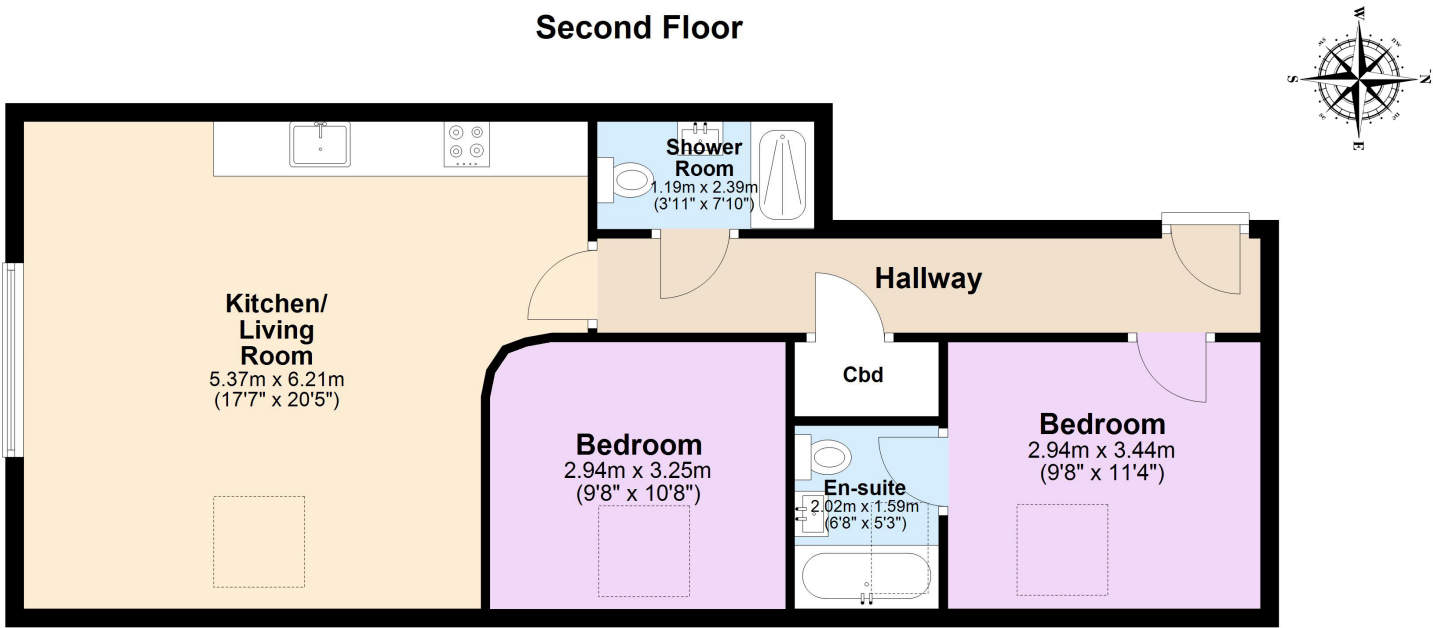




Second Floor



Total area: approx. 66.8 sq. metres (719.1 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.



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Lower Parkstone
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Flat 6 Monopoly, 11 St Osmunds Road, Poole, Dorset, BH14 9JS
Guide Price £265,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** GATED DEVELOPMENT **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom second floor apartment situated in the sought-after location of Lower Parkstone. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering fitted wardrobes and a three-piece en-suite, a stylish open-plan kitchen/living room with integrated appliances and a media wall, a modern three-piece bathroom suite, ample storage and allocated parking. This is must-view to appreciate the accommodation and position this property has to offer!

Constructed in 2010 and situated in a gated development of just six apartments, Monopoly is located on St Osmunds Road which is centrally-positioned between Penn Hill and Ashley Cross which both offer a variety of independent bars, restaurants, hairdressers, barbers, coffee shops, all within walking distance. Bournemouth's award-winning sandy beaches, as well as Bournemouth and Poole Town Centres, are only a short drive away. The property sits in the catchment for Courthill and Baden Powell schools which are highly in demand in the area. Parkstone Train Station is just 0.6 miles away and connects to the mainline which takes you directly to London Waterloo. Locations don't get much better.



Second Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, loft hatch, front door to the side aspect, entry phone system, thermostat, radiator, storage cupboard with the boiler and consumer unit enclosed, power points and herringbone LVT flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, double glazed wooden framed Velux window to the side aspect, smoke alarm, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, composite sink, four point induction 'Lamona' hob with integrated oven and extractor fan, composite splash back, wine rack, slimline drinks fridge, power points, media wall with recess shelving and spotlights, electric feature fireplace, longline radiator and herringbone LVT flooring.

Bedroom One

Smooth set ceiling, downlights, double glazed wooden framed Velux window to the side aspect, radiator, power points, fitted wardrobe with mirrored front, television point, en-suite bathroom and herringbone LVT flooring.

En-Suite Bathroom

Smooth set ceiling, downlights, double glazed wooden framed Velux window to the side aspect, tiled bath with extra shower head, toilet, wall mounted sink, wall mounted mirror with feature lighting, stainless steel heated towel rail, shaving point and tiled flooring.

Bedroom Two

Smooth set ceiling, downlights, double glazed wooden framed Velux window to the side aspect, power points, television point, fitted wardrobe with mirrored front and herringbone LVT flooring.



Bathroom

Smooth set ceiling, downlights, double enclosed waterfall shower with extra shower head, wall mounted sink with under storage, toilet, stainless steel heated towel rail, wall mounted mirror with feature lighting, tiled walls and tiled flooring.

Outside

Parking

Allocated parking space.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 125 years from March 2010.
Ground Rent: £250 per annum - due to increase in 2031.
Service Charge: Approximately £2,632.17 per annum which includes, buildings insurance, covers all communal areas, structural elements, utilities, management and reserve fund contributions.
Managing Agents: Burns Hamilton
Rentals are permitted, subject to landlords permission.
Holiday lets are not permitted.
Pets are not permitted.
EPC: C
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £3,250
Additional Property: £16,500