

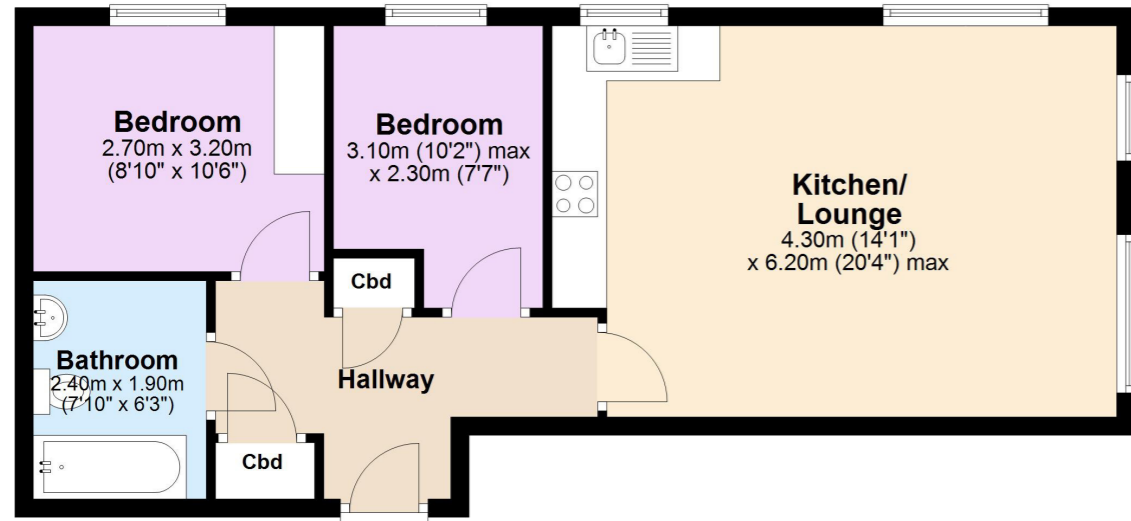
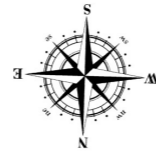


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LINKHOMES  
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Second Floor



Total area: approx. 55.2 sq. metres (594.6 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.



**Flat 11 Sanctum, Bournemouth Road, Poole, Dorset, BH14 0BT**  
**Guide Price £275,000**

**\*\* NO FORWARD CHAIN \*\* CLOSE TO ASHLEY CROSS \*\* ALLOCATED PARKING \*\*** Link Homes Estate Agents are delighted to offer for sale this stunning two bedroom, second floor apartment located-centrally between Ashley Cross and Penn Hill. Constructed in 2017 and benefitting from an array of fine features including two double bedrooms with bedroom one offering fitted furniture, a bright and airy open-plan kitchen/living room with integrated appliances, a stylish three-piece bathroom suite, a generous level of storage, an allocated parking space and a long lease. This is the perfect first time buy!

Sanctum is a stylish development of just 28 apartments split into two blocks, just a short walk away from Ashley Cross as it's array of independent bars cafes including The Dancing Moose, Flamingo, The Butcher's Dog, Patisserie Mark Bennett, The Post Office to name a few. Parkstone Train Station is a 10 minute walk away with direct links to London Waterloo in approximately two hours. Just a short drive away you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, The Dolphin Centre, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches.

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

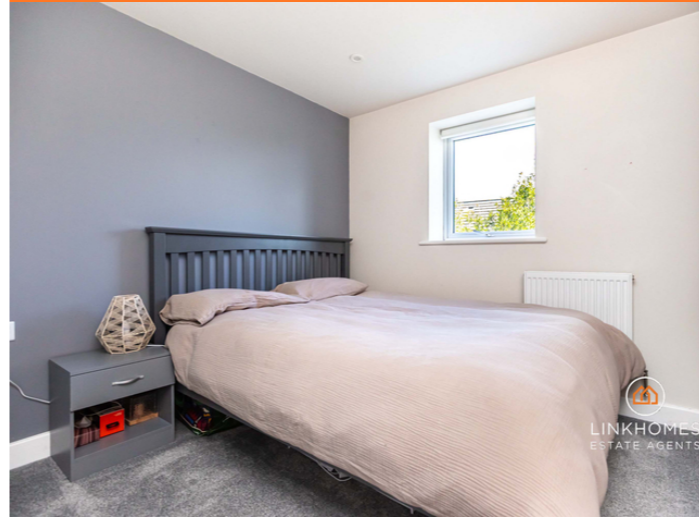
Smooth set ceiling, downlights, smoke alarm, wooden front door to the side aspect, alarm system, entry phone system, thermostat, radiator, storage cupboard with a rail enclosed, additional storage cupboard with the consumer unit enclosed, power points and carpeted flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the front and side aspects, wall and base fitted units, integrated longline fridge/freezer, integrated slimline dishwasher, integrated washing machine, cupboard with the boiler enclosed, one and a half bowl composite sink with drainer, four point induction hob with glass splash back, integrated oven and extractor fan, power points with USB charging, radiator, power points, partially tiled and carpeted flooring.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, radiator, fitted wardrobe, fitted drawers, power points, television point and carpeted flooring.



### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, panelled bath with overhead shower, toilet, wall mounted sink with storage, stainless steel heated towel rail, tiled walls and flooring.

### Agents Notes

#### Useful Information

Tenure: Leasehold  
Lease Length: 992 Years Remaining  
Ground Rent: Peppercorn  
Service Charge: £1,372 per annum which includes the buildings insurance, window and gutter cleaning, general maintenance, and communal electricity.  
Managing Agents: NMC  
Rentals are permitted  
Holiday lets are not permitted  
Pets are permitted, subject to permission  
EPC: B  
Council Tax Band: D - Approximately £2,399.99 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £3,750  
Additional Property: £17,500