

Flat 6 Phoenix, 27a Gale Road, Poole, Dorset, BH14 0BJ



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Flat 6 Phoenix, 27a Gale Road, Poole, Dorset, BH14 0BJ

LEASEHOLD PRICE £340,000

A stylish 2 bedroom, 2 bathroom, second floor apartment in a modern development built in 2007. The apartment offers a fabulous open plan kitchen/dining living area, opening onto a generous westerly facing balcony. This fabulous room has a real 'wow' factor with one wall being completely of glass with central patio doors. Further offering 2 bedrooms, with en suite bathroom, family bathroom, gas central heating, double glazing, underground parking and the property is sold vacant with no forward chain. Phoe

nix enjoys a peaceful location at the end of a quiet cul de sac. This small development of just 14 apartments is set back from the road and has an entry phone, lift and stairs servicing all floors to include the secure underground parking space.

- Immaculate 2 double bedroom second floor apartment in a modern block built in 2007
- Far reaching views from the generous westerly facing balcony
- Stunning open plan kitchen/dining/living room with full width westerly windows, having central patio doors leading to the balcony
- Kitchen fitted in a range of base and eye level units with integrated appliances to include oven, gas hob, extractor, dishwasher, fridge/freezer, and washing machine
- Bedroom one having fitted furniture to include wardrobes, chest of drawers and bedside tables
- Bedroom two having a double wardrobe, study work top and shelving above
- Fully tiled 4 piece bathroom suite with shower, bath, wash basin and w.c
- Further fully tiled family bathroom with shower over the bath
- Gas central heating and double glazing
- Secure underground parking bay accessible via fob or code entry (accessed via the lift) and further bike storage
- Quiet location set off the road and at the end of a cul de sac
- Vacant and sold with no forward chain

This property is conveniently located for local shops in Ashley Road, which is approximately 600 yards away, including shops such as Waitrose, Co-op and a wide range of restaurants and various food outlets. The current owners often walk down and eat out at the various restaurants as Ashley Cross with its café culture and is within 600 yards via a cut through in the cul-de-sac, the bus service to Poole and Bournemouth is also located from the bottom of the cut through. Parkstone Train station with direct links to London is within half a mile and Poole Town Centre with Poole Park, Baiter Park, Poole Quay and Whitecliff Park within 2 miles. Beaches at Branksome Chine and Sandbanks are just over 3 miles.

Lease 125 years from 2007

Maintenance: Approx £2600 per annum

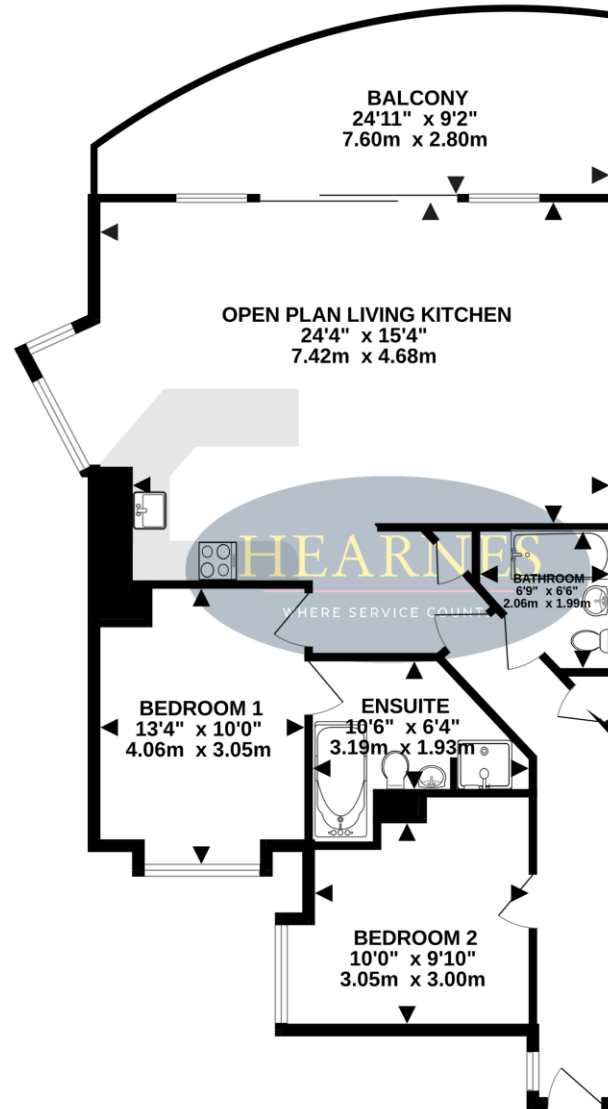
Ground Rent: £200 per annum

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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