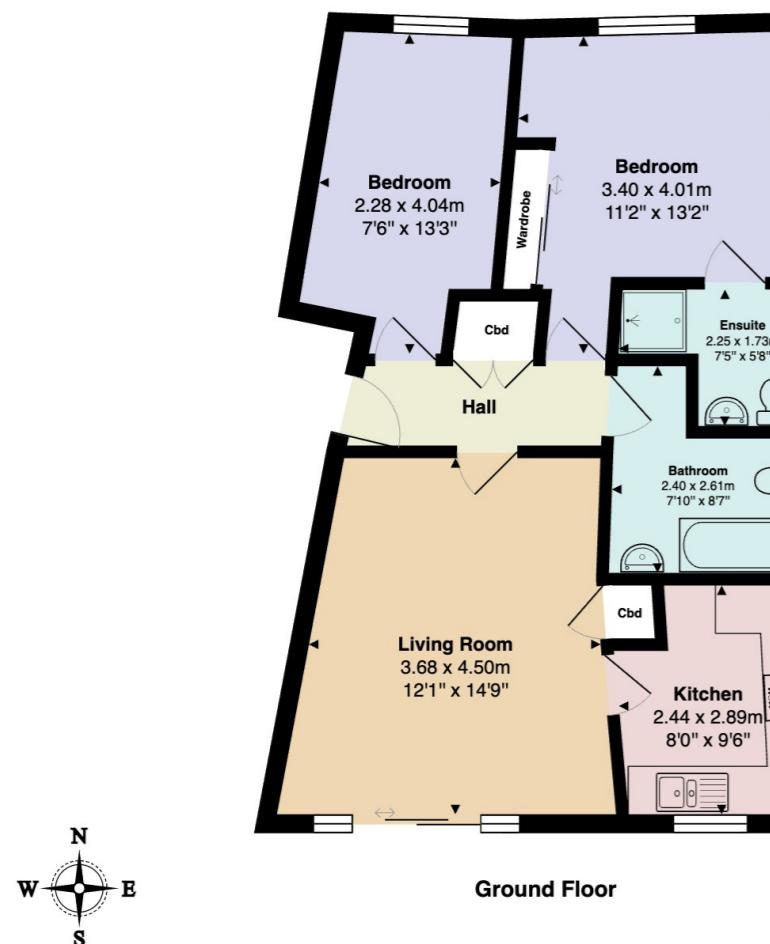




LINKHOMES
ESTATE AGENTS



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24 The Topiary, Poole, Dorset, BH14 0QU
Guide Price £190,000

** NO FORWARD CHAIN ** SECLUDED DEVELOPMENT ** ALLOCATED PARKING ** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom ground floor apartment located in a secluded development in the BH14 postcode. Being sold with no forward chain and 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 separate kitchen with space for appliances, a living room with direct access onto the private patio, a three-piece main bathroom suite, ample storage throughout and an allocated parking space. This is a must-view to appreciate the private position and charming development on offer!

‘The Topiary’ is a lovely development built in the year 2000 and positioned in the centrally located Parkstone Heights area. Within walking distance are some great attractions and amenities which include the ever popular Poole Park, Poole Hospital, Ashley Cross, Ashley Road, Parkstone Heights Recreation Ground, two Co-ops and many others. Other great locations that are only a short drive away include both Bournemouth and Poole Town Centres, award winning sandy beaches, Poole Quay, Poole Town Centre, Poole Train Station, the Tower Park Leisure Complex and a long list of others. A truly great central 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 and smooth set ceiling, ceiling light, smoke alarm, consumer unit, entry-phone system, thermostat, radiator, wooden door to the side aspect, power points, storage cupboard and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed sliding doors to the front aspect opening onto the private patio, radiator, power points, internet point, storage cupboard, television point and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, wall and base fitted units, four-point gas hob with integrated oven and stainless-steel extractor fan, tiled splash back, one and a half bowl stainless steel sink with drainer, space for a longline fridge/freezer, space for a washing machine, radiator and vinyl flooring.

Bedroom One

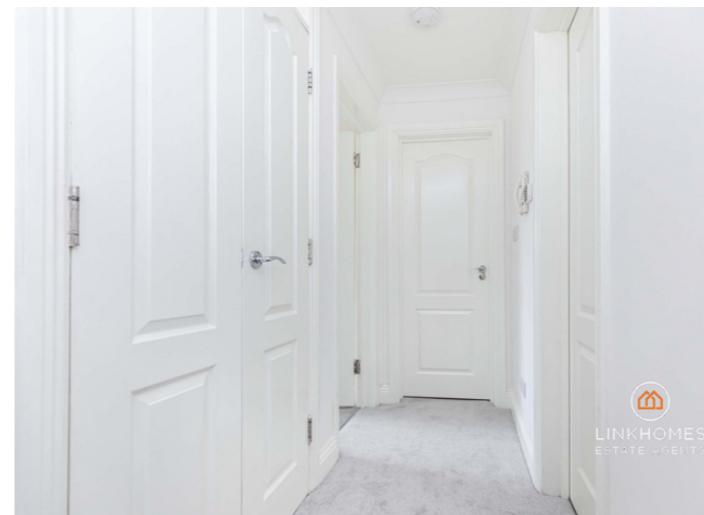
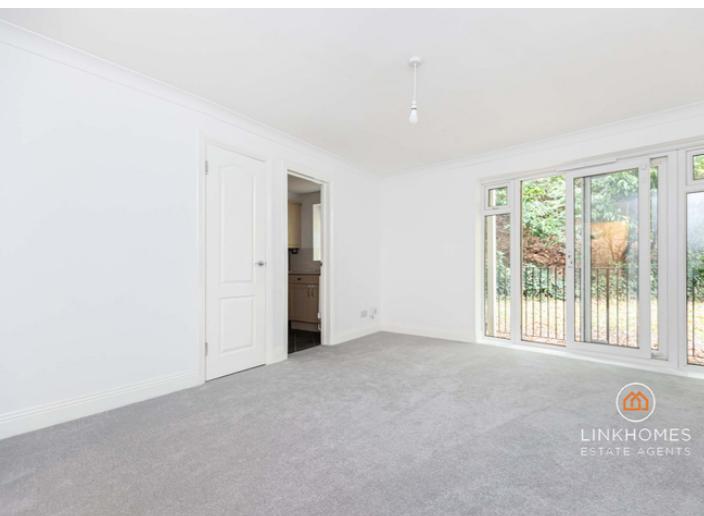
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, fitted wardrobes with mirrored front, en-suite shower room and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, enclosed shower, pedestal sink, toilet, radiator, part tiled walls, shaving point and vinyl flooring.

Bedroom Two

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



Bathroom

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with extra shower head, pedestal sink, toilet, shaving point, radiator, part tiled walls and vinyl flooring.

Outside

Garden

Communal lawns and bin storage.

Parking

One allocated parking space.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: Approximately 100 Years

Remaining

Ground Rent: £150 per annum, to increase to £200 per annum in 2026.

Service Charge: £2186.70 per annum including buildings insurance, garden and grounds maintenance, window cleaning, communal electricity and cleaning.

Managing Agents: HMS Property Management Services Ltd

Rentals are permitted with written consent from the Management Company

Holiday lets are not permitted.

Pets are permitted with written consent from Management Company

EPC: D

Council Tax Band: C - Approximatley £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £1,300

Additional Property: £10,800