



Sixth Floor
Total Area: 75.9 m² ... 817 ft²

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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Flat 50 The Observatory, Park Road, Poole, Dorset, BH15 2FY
Guide Price £340,000

**** VIEWS, UPON VIEWS **** Link Homes are delighted to offer this charming two bedroom apartment with fantastic sea views over Poole Park in the very desired development The Observatory. Located on the sixth floor and accessed via a video entry system, this modern apartment offers a spacious open plan kitchen/living room, main bedroom with en-suite, generous second bedroom, modern three-piece main bathroom, allocated parking, lifts to all floors and two additional storage lockers in the basement. The Observatory, built in 2021, benefits from a large communal roof terrace with panoramic views of Poole.

The Observatory is situated in the heart of Poole and is located next the popular Poole Park which is surrounded by many other local attractions and amenities such as Poole Hospital, Ashley Cross, Poole Shopping Centre, The Bus station, Baiter Park and The Quay which are all within short walking distance from the property. A short drive away is Bournemouth Town Centre and it's award-winning sandy beaches that go with it. Parkstone Train Station is just 0.7 miles from the property with connections to the direct line taking you to London Waterloo. A truly great location!



6th Floor

Entrance Hallway

Wooden front door opening onto the communal hallway, smooth set ceiling, laminate flooring, downlights, smoke alarm, phone entry system, electric heater, power points and a storage cupboard with the boiler and plumbing enclosed.

Kitchen

Smooth set ceiling, downlights, two smoke alarms, extractor fan, part tiled walls, wall and base units, 'AEG' four-point induction hob with extractor fan above, power points, integrated dishwasher, integrated fridge/freezer, 'AEG' integrated oven, laminate flooring, UPVC full-length double-glazed window to the rear aspect, under cabinet lighting and one and a half bowl stainless steel sink with drainer.

Lounge

Two electric heaters, three UPVC full-length double-glazed windows, power points, laminate flooring and a television point.

Bedroom One

Smooth set ceiling, downlights, carpeted flooring, electric heater, UPVC double glazed window to the side aspect benefiting from sea views and views of Poole Park, power points, front mirrored wardrobes and an en-suite shower room.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, tiled flooring, stainless steel heated towel rail, sink with under cupboards, mirror, toilet, part tiled walls, shaving point and an enclosed rainfall shower.

Bedroom Two

Smooth set ceiling, downlights, carpeted flooring, electric heater, power points, and a UPVC double glazed full length dual aspect window to the side aspect.



Bathroom

Smooth set ceiling, downlights, extractor fan, tiled flooring, Porcelanosa part tiled walls, sink with under cupboards, toilet, mirror and an electric stainless steel heated towel rail.

Outside

Parking

Allocated Parking Space

Communal Area

Lift access to all floors, post boxes, two storage cupboards, roof terrace and communal bike storage.

Agent Notes

Useful Information

Tenure: Leasehold 999 years from 2021
EPC Rating: C
Council Tax Band: D - Approximately £2,147.75 per annum.
No ground rent
Service Charge: Approximately £1,800 per annum, which includes cleaning of communal areas, insurance and repair works (when required).
Buildings Insurance: Included in the service charge.
Pets are permitted
Rentals are permitted.
Management Company: Firstport

Stamp Duty

First Time Buyer: £0
Moving Home: £5,000
Additional Property: £15,500