



HEARNES

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**132b Ringwood Road, Poole,
Dorset, BH14 0RP**

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Leasehold Price £265,000

A spacious 3 bedroom apartment forming the first floor of this detached house and offering its own private entrance, impressive 100ft rear garden, garage and ample amount off road parking for a minimum of 4 vehicles. The property has a private entrance, a large modern open plan kitchen with integrated oven, hob and extractor, and a range of white units with work tops over. The bright lounge faces the front of the building and towards the rear of the property are the 3 bedrooms and a bathroom which is modern with a shower over the bath and fully tiled walls. The property also benefits from having gas central heating, detached garage and a new roof in 2020.

- Character 3 bedroom first floor flat, being one of only 2 in this detached home
- Open plan lounge/kitchen with large bay window to the front
- Large 100 ft x 25 ft, fully enclosed rear garden
- Private entrance on the ground floor with stairs leading to the first floor
- Modern kitchen with new 5 ring gas hob, chimney style hood and integrated oven
- Recently fitted bathroom being fully tiled and having a shower over the bath
- High ceilings throughout
- Loft space
- Off road parking for 4 cars in tandem
- Detached concrete garage for storage with up and over door
- Gas central heating and double glazing
- Sold vacant with no forward chain

Set in a very central location in Oakdale with Poole Town Centre being 1.5 miles away and Poole Park just over a mile away with a popular boating lake, cafes and restaurants. The local Co-op is within a few hundred yards and the property has excellent Road links to Poole, and out to the spur road to Dorchester and Ringwood.

Maintenance charges: As and when

Lease length: 155 years

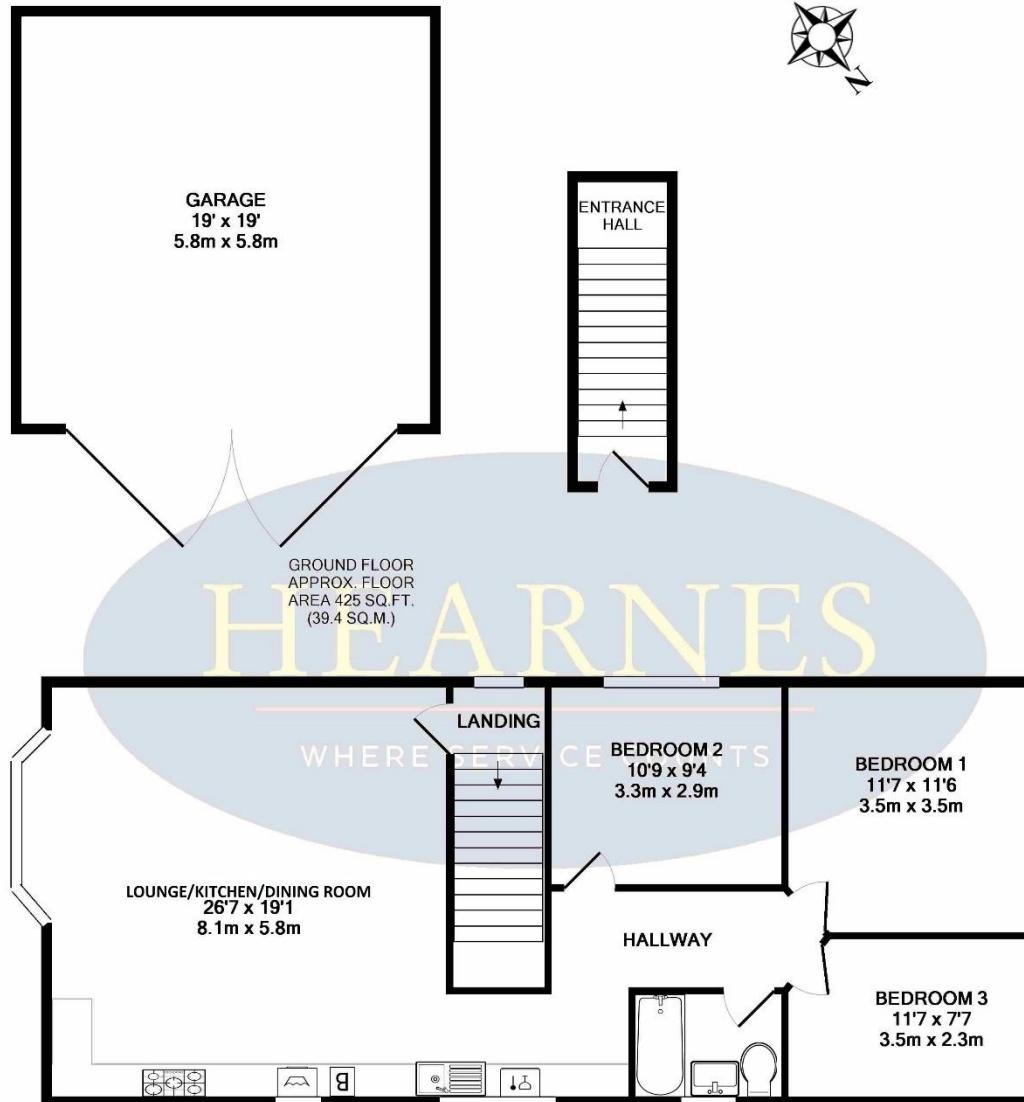
Ground Rent: £10 per annum

COUNCIL TAX BAND: B

EPC RATING: E

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





1ST FLOOR
APPROX. FLOOR
AREA 869 SQ.FT.
(80.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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