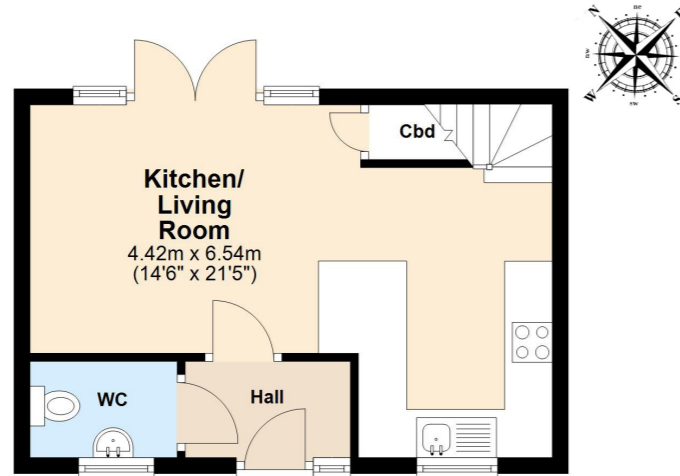




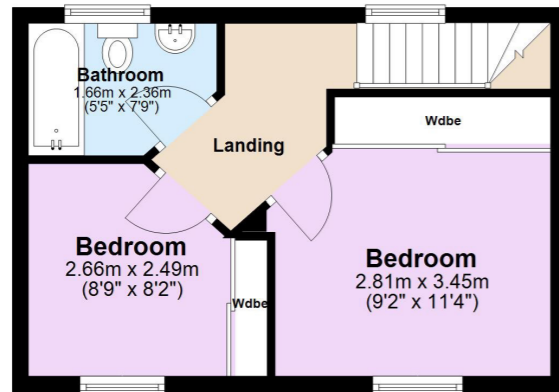
LINKHOMES
ESTATE AGENTS

Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626

Ground Floor



First Floor



Total area: approx. 57.8 sq. metres (622.3 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.



9 The Oaks Commercial Road, Poole, Dorset, BH14 0HU
Guide Price £280,000

**** NO FORWARD CHAIN ** CLOSE TO ASHLEY CROSS ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom mews house situated in the desirable BH14 location. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms both offering fitted wardrobes, an open-plan kitchen/living room with a feature breakfast bar with room for bar stools and direct access onto the communal lawns, a three-piece family suite, a downstairs WC and an allocated parking space. This is a must-view to appreciate the private living accommodation and position on offer!

Constructed in 2010, The Oaks is a secluded development of just 13 properties with a communal courtyard located in Ashley Cross which offers an array of independent bars and restaurants, Ashley Cross Green, The Post Office and Patisserie Mark Bennetts. Closeby you can find Poole Park, The Dolphin Centre, The Lighthouse Theatre and Whitecliff Harbourside Park. Parkstone Train Station is just 0.5 miles away with direct links to London Waterloo in approximately two hours. A truly great 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

Porch

Smooth set ceiling, downlights, smoke alarm, UPVC door to the front aspect, radiator and carpeted flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed windows to the front and rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, stainless steel sink with drainer, four point electric hob with integrated oven and extractor fan, space for a low level fridge, space for a low level freezer, space for a washing machine, boiler, tiled splash back, radiator, power points, television point, consumer unit, thermostat, under stairs storage cupboard, part vinyl and part carpeted flooring.



Downstairs W/C

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, toilet, pedestal sink, heated towel rail and vinyl flooring.

First Floor

Landing

Smooth set ceiling, downlights, smoke alarm, loft hatch, UPVC double glazed window to the side aspect, power points and carpeted flooring.

Bedroom One

Smooth set ceiling, downlights, smoke alarm, loft hatch, UPVC double glazed window to the side aspect, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, double fitted wardrobe with mirrored front, power points, television point and carpeted flooring.



Bathroom

Smooth set ceiling, downlights extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with additional shower head, toilet, pedestal sink, vanity unit with mirrored front, shaving point, tiled walls and vinyl flooring.

Outside

Parking

Allocated Parking Space.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: Approximately 109 Years Remaining
Ground Rent: £0
Service Charge: £847.26 per annum which includes building insurance, communal electrics, window cleaning, communal gardening and a reserve fund contribution.
Managing Agents: Foxes Property Management
Rentals are permitted.
Holiday lets are not permitted.
Domestic pets are permitted, subject to permission and written consent.
EPC Rating: C
Council Tax Band: C - Approximately £2,133.33 per annum.



Stamp Duty

First Time Buyer: £0
Moving Home: £4,000
Additional Property: £18,000

