



Total area: approx. 54.9 sq. metres (591.1 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.

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.



LINKHOMES
ESTATE AGENTS

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



Flat 24 Britannia Court, Rosemary Gardens, Poole, Dorset, BH12 3HF

Guide Price £200,000

**** PERFECT FIRST TIME BUY ** GROUND FLOOR APARTMENT **** Link Homes Estate Agents are pleased to offer for sale this well-presented two bedroom ground floor apartment situated in the BH12 postcode. Tucked away in a quiet cul-de-sac and benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering feature panelling, a separate kitchen with space for appliances, a living room with a feature fireplace, a three-piece bathroom suite, a private entrance and allocated parking! This is the perfect first time buy!

Rosemary Gardens is tucked away in a quiet cul-de-sac, and is close to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and it's array of independent bars and restaurants. Close by you can find Redlands Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Next Home and the Everlast gym is also on site. Rosemary Gardens is also located within walking distance to Tesco Express on Herbert Avenue and just 1.1 miles away from Tower Park which offers Tesco Supermarket, Splashdown, Hollywood Bowl and Pizza Express. It is worth noting that Poole Hospital and either Branksome or Parkstone Train Stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A truly great location!



Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, UPVC double glazed single door with frosted glass to the side aspect, UPVC double glazed frosted window to the side aspect, airing cupboard with the cylinder enclosed, power points, additional storage cupboard with shelving enclosed and laminate flooring.



Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, space for a longline fridge/freezer, space for a washing machine, four-point electric hob with integrated oven and stainless-steel extractor fan, stainless steel sink with drainer, tiled splash back, power points and vinyl flooring.

Living Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, electric heater, power points, feature electric fireplace, television point and laminate flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, feature panelling, power points, electric heater and laminate flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, electric heater, power points and laminate flooring.



Bathroom

Smooth set ceiling, extractor fan, ceiling light, panelled bath with glass shower screen and electric shower, toilet, wall mounted sink with under storage, part tiled walls and vinyl flooring.



Outside

Parking

Allocated parking.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 900+ Years Remaining
Ground Rent: £0
Service Charge: Currently £848.28 per annum includes buildings insurance and general maintenance.
Managing Agents: Foxes Property Management
Rentals are not permitted.
Holiday lets are not permitted.
Pets are permitted, subject to Director's consent.
EPC: D
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,500
Additional Property: £11,500

