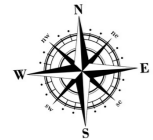
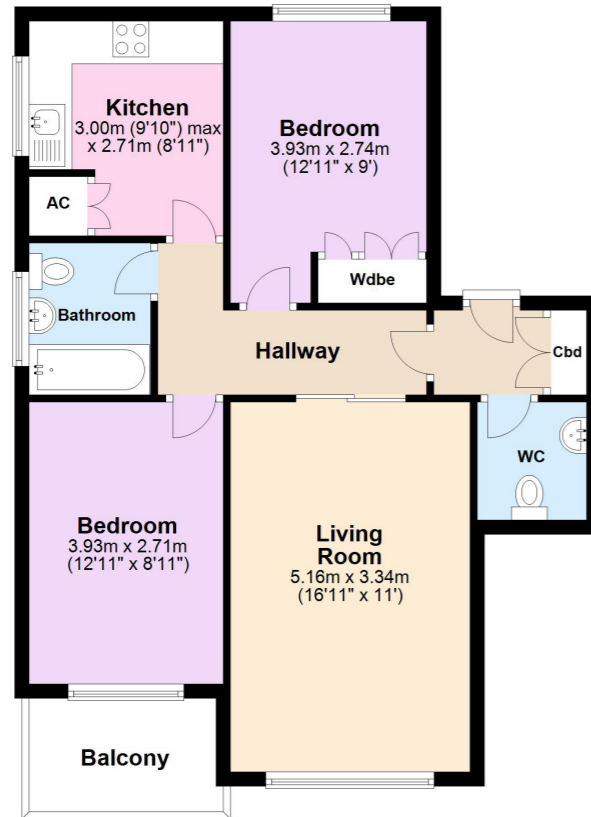


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First Floor



Total area: approx. 63.3 sq. metres (681.2 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 or 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.



**Flat 3 55 Sunningdale, Parkstone Road, Poole, Dorset, BH15 2NX**  
**Guide Price £265,000**

**\*\* VIEWS OVER POOLE PARK \*\* SOUTH-FACING BALCONY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom first floor apartment situated just seconds from Poole Park and in the residential BH15 postcode. Benefitting from an array of standout features including two good sized bedrooms with bedroom one offering fitted wardrobes, a bright and airy living room with direct access onto the private South-facing balcony over-seeing Poole Park, a separate kitchen with an integrated longline fridge/freezer, a three-piece bathroom suite, a separate WC, ample storage, a single garage in a block and a share of the freehold.

Parkstone Road is located opposite 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 0.6 miles from the property with connections to the direct line taking you to London Waterloo. 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.





## First Floor

### Entrance Hallway

Coved and smooth set ceiling, ceiling lights, entry phone system, electric storage heater, integrated storage cupboard with the consumer unit enclosed, front door to the rear aspect, power points and carpeted flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed single door to the side aspect opening onto the balcony, wall lights, ceiling lights, carpeted flooring, television point, free standing feature fireplace, electric storage heater, power points and carpeted flooring.

### Kitchen

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

### Bedroom One

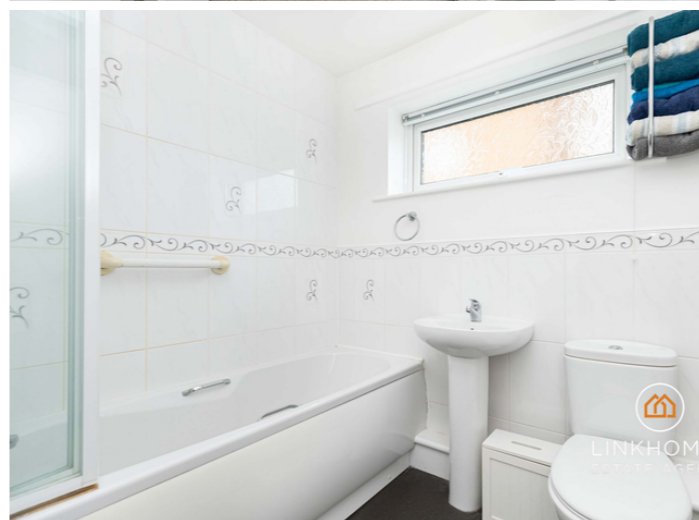
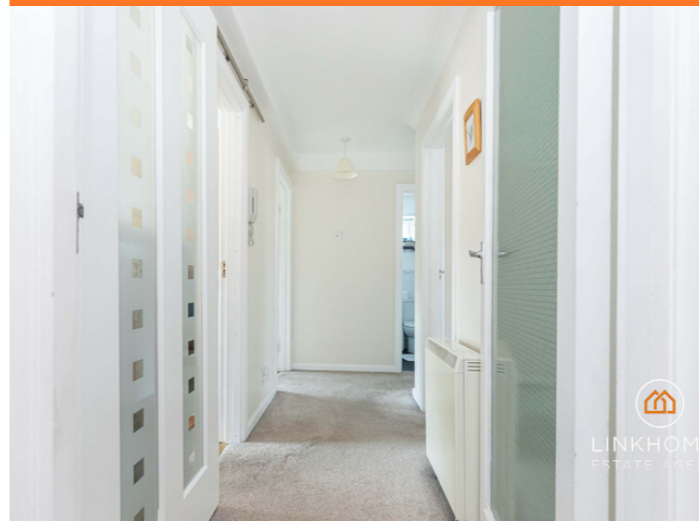
Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, triple built-in wardrobes, electric storage heaters, power points and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, power points with USB charging, electric storage heater and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, part tiled walls, panelled bath with overhead shower, pedestal sink, electric stainless steel heated towel rail, toilet and vinyl flooring.



### Separate W/C

Smooth set ceiling, ceiling light, toilet, wall mounted sink with under storage, tiled splash back, power points and vinyl flooring.

### Outside

#### Balcony

Tiled flooring with stainless steel balustrades and glass panels.

#### Garage

Single garage in a block for residents parking.

#### Garden

Communal lawns, surrounding shrubbery and trees.

### Agents Notes

#### Useful Information

Tenure: Share of Freehold  
Lease Length: 999 years from 1969.  
Ground Rent: £15 per annum.  
Service Charges: £2,100 per annum.  
Service Charges include: Cleaning, gardening, lift maintenance, communal electric, general maintenance, buildings insurance, water rates.  
EPC Rating: D  
Council Tax Band: D - Approximately £2,147.75 per annum.  
Pets are permitted, subject to permission.  
Rentals are permitted.  
Holiday lets are not permitted.  
Visitor parking is to the front of the property.

#### Stamp Duty

First Time Buyer: £0  
Moving Home: £750  
Additional Property: £8,700