



62 Southbrook Close, Canford Heath, POOLE, Dorset BH17 8BQ

Guide Price £150,000 Leasehold

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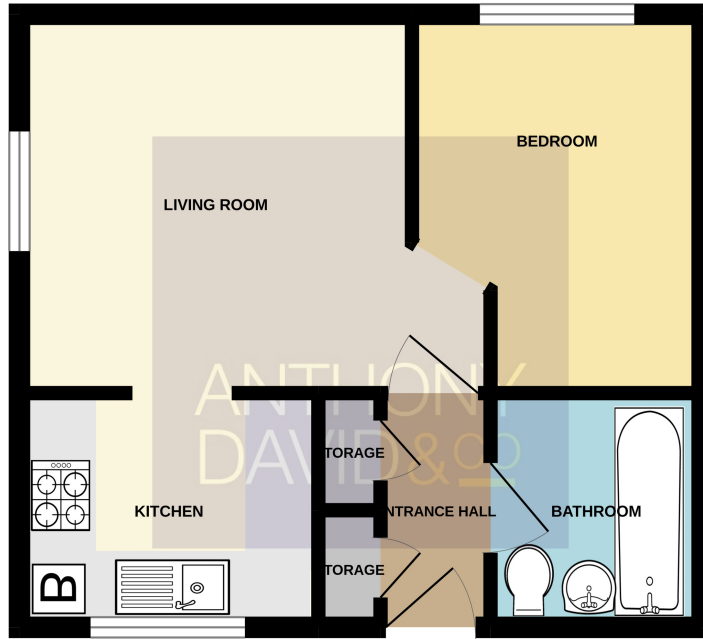
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An immaculate one double bedroom purpose built second floor flat situated at the head of a cul-de-sac in Canford Heath close to the local shops and amenities at Adastral Square. Tower Park with a Tesco, restaurants, gym, bowling complex and cinema is also a short distance away. The property presents an ideal first time buy and internal viewing is highly advised to appreciate the modern accommodation on offer, which comprises: lounge/diner, fitted kitchen and contemporary bathroom. Externally the property is set in well maintained communal grounds and there is an allocated parking space conveyed with the property. Further features include: electric heating, UPVC double glazing, loft storage and an external store shed. Stamp Duty Exempt.

**ANTHONY
DAVID & CO**

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



Entrance Hall 5' 6" x 3' (1.68m x 0.91m)

Lounge/Diner 11' 10" x 10' 10" (3.61m x 3.30m)

Kitchen 8' 2" x 5' 2" (2.49m x 1.57m)

Bedroom 10' 2" x 8' 2" (3.10m x 2.49m)

Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)

Parking Allocated

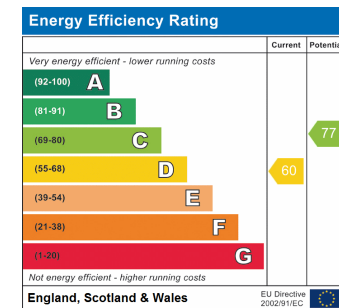
Council Tax Band A

Tenure, Ground Rent & Service Charge Leasehold - 149 years remaining

£200 per annum Ground Rent

£1400 per annum Service Charge including buildings insurance.

TOTAL FLOOR AREA : 315 sq.ft. (29.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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