

Total area: approx. 72.9 sq. metres (784.6 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.



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## Flat 6 Sentinal Court, Birds Hill Gardens, Poole, Dorset, BH15 2QD

Guide Price £275,000

**\*\* HARBOUR VIEWS \*\* NO FORWARD CHAIN \*\* ALLOCATED PARKING \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom second floor apartment situated in the BH15 postcode. Benefitting from an array of fine features including two double bedrooms with bedroom one offering a three-piece en-suite shower room, a separate kitchen with integrated appliances and space for a dining table, a bright and airy living room with a feature vaulted ceiling and a Juliet balcony with views over Poole Harbour, a three-piece bathroom suite and an undercover allocated parking space. This is the perfect first time buy and a must view to appreciate the accommodation on offer!

Sentinal Court is tucked away on a private road and situated in a block of just six apartments. Poole Hospital, The Bus Station, The Lighthouse (Poole's Centre for The Arts), The High Street, Poole Park, The Quay and Baiter Park are just very few of many attractions within walking distance from the property. A short drive away is Bournemouth Town Centre and it's award winning sandy beaches that go with it. The desirable Ashley Cross is just around the corner and offers a range of attractions such as bars, restaurants, coffee shops, bakeries, pubs and many others. The train station connects to the direct line taking you to London Waterloo.... A truly great location!





## Second Floor

### Entrance Hallway

Coved and smooth set ceiling, smoke alarm, ceiling lights, radiator, entry-phone system, power points, internet point and carpeted flooring.

### Living Room

Coved and smooth set vaulted ceiling, UPVC double glazed windows to the front aspect, UPVC double glazed French doors opening onto the Juliet balcony, wall lights, thermostat, radiator, television point, internet point and carpeted flooring.

### Kitchen

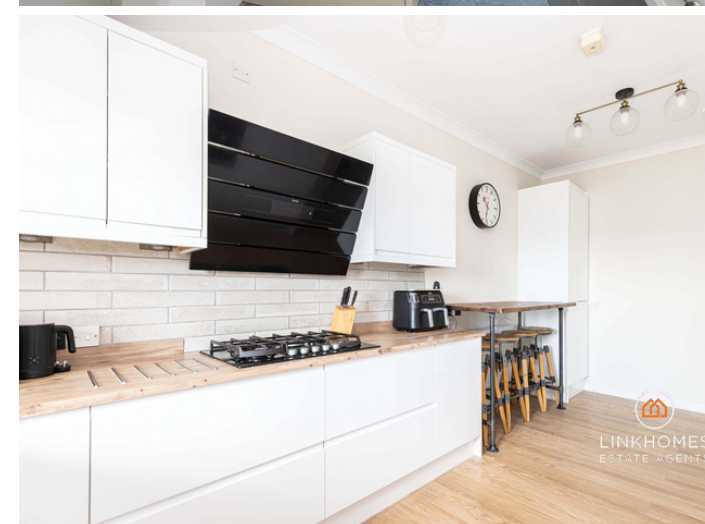
Coved and smooth set ceiling, ceiling lights, smoke alarm, loft hatch, UPVC double glazed windows to the front aspect, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, five ring gas hob with integrated double oven and 'AEG' extractor fan, tiled splashback, one and a half bowl composite sink with drainer, radiator, cupboard with the consumer unit enclosed, additional cupboard with the boiler enclosed, power points and LVT flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, feature panelling, radiator, fitted wardrobes, drawers and dressing table, power points, television point, en-suite and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, extractor fan, single enclosed electric shower, pedestal sink, toilet, radiator, tiled walls, shaving point and tiled flooring.



## Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, fitted wardrobes, power points and carpeted flooring.

## Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath, toilet, pedestal sink, radiator, shaving point, mirror and tiled flooring.

## Agents Notes

### Useful Information

Tenure: Share of Freehold  
Lease Length: Approximately 169 Years Remaining  
Ground Rent: £0  
Service Charge: £1,337 per annum including building insurance, gardening, repairs and maintenance, fire system maintenance, window cleaning, bin cleaning, health and safety and communal electricity,  
Managing Agents: Right 2 Manage  
Rentals are permitted  
Pets are not permitted  
EPC: C  
Council Tax Band: D - Approximately £2,254.94 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £3,750  
Additional Property: £17,500