

# Tangmere Place, Canford Heath Poole, BH17 8QY



**HEARNES**

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# Tangmere Place, Canford Heath, Poole, BH17 8QY

## Leasehold Guide Price £200,000

An immaculate, second floor (top floor) apartment with two double bedrooms, a generous lounge/dining room overlooking the communal grounds, a spacious bathroom, and a garage in a block. The flat has been recently redecorated and also offers plenty of storage. Ideally located, this property is set within 700 yards of Canford Heath shops.

- Top floor 2 double bedroom flat
- Well presented throughout with modern internal decor
- Well-equipped kitchen finished with high gloss grey units and comes with a Bosch built in oven with a ceramic hob and hood, an integral washing machine and fridge/freezer
- Generous 18ft lounge/dining room which is set across the rear of the property and overlooks the groomed communal gardens
- Modern bathroom with shower over the bath
- Gas central heating (communal block boilers)
- Double glazing
- 2 large storage cupboards
- Garage in a block
- Communal parking, gardens and washing lines

Tangmere Place was built in the 1970's and is a development of 40 apartments, set over 6 blocks with 5 apartments in each block. There is parking on a first come, first serve basis, and flat 24 comes with its own garage.

Set in Canford Heath, this property is just under a mile from Tower Park which offers a range of leisure activities including Splashdown Waterpark, Cineworld Cinema, Hollywood Bowl, a range of bars and restaurants and a 24hr Tesco Store. Poole Town Centre is just over two miles away, offering a range of shops, restaurants and excellent bus and train routes.

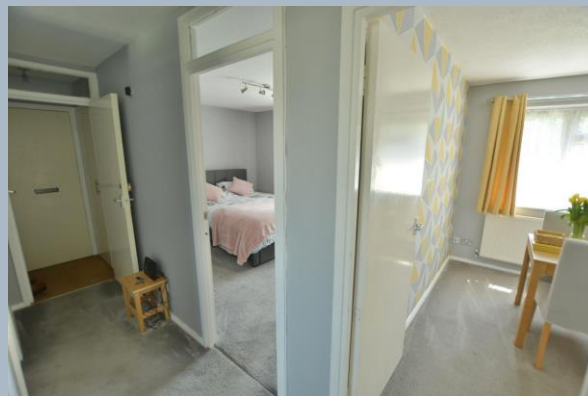
Term of Lease: 999 years from 1972

Maintenance Charges: Approximately £201 pcm

Ground Rent: Peppercorn

COUNCIL TAX BAND: B

EPC RATING: D

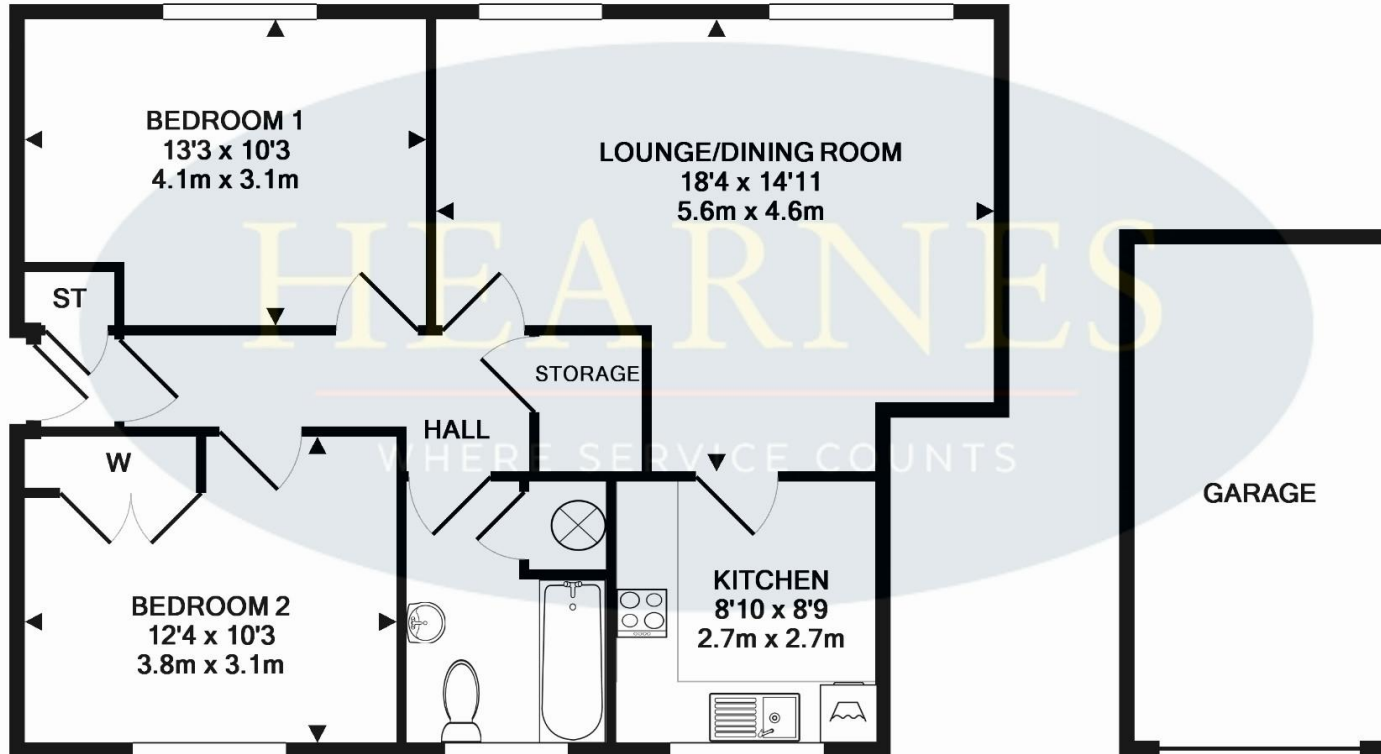


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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2ND FLOOR  
APPROX. FLOOR  
AREA 706 SQ.FT.  
(65.6 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 140 SQ.FT.  
(13.0 SQ.M.)

