

**32b Ivor Road, Hamworthy, Poole,
Dorset, BH15 4BL**



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Leasehold Guide Price £210,000-£215,000

A 2 double bedroom, first floor flat, being one of only 2, in this detached property, with garage and communal garden. The spacious flat benefits from its own private entrance and has a generous lounge, kitchen/breakfast room, bathroom with roll top bath, gas central heating and double glazing. Set towards to end of a cul de sac, the flat is within a mile of Poole and Hamworthy Park and beach, making it a very convenient location. The owners have enjoyed living here and it is upsizing due to a growing family.

- 2 double bedroom first floor flat, being one of only 2 in this development
- Long lease with 958 years remaining
- Low maintenance charges
- Private entrance with stairs leading to the first floor
- Dual aspect kitchen/breakfast room fitted in a range of cream Shaker style units with wood effect work tops over and fitted with Range style cooker with 6 ring hob, double oven, stainless steel splashback and extractor, space for washing machine and fridge/freezer
- Generous lounge
- Modern white bathroom suite with feature claw feet, roll top bath with shower over, tiled floors, wc and wash hand basin
- Gas central heating and part double glazing
- Fitted wardrobes to one wall of bedroom one
- Communal garden to the rear, shared by both flats
- Garage
- On street parking
- Cul de sac location

Ivor Road is just over the bridge from Poole Quay, close to Poole Harbour and Hamworthy Park with its fabulous parkland and beach. On the quay there are plenty of cafes, bars and restaurants. Poole Town Centre offers a variety of shops and is only a mile away or 5 minute drive. Upton Country Park is within 2 miles away offering beautiful walks and parks.

Lease: 999 years from 1984

Maintenance: £144.00 per annum

Ground Rent: £25.00 per annum

COUNCIL TAX BAND: A

EPC RATING: C

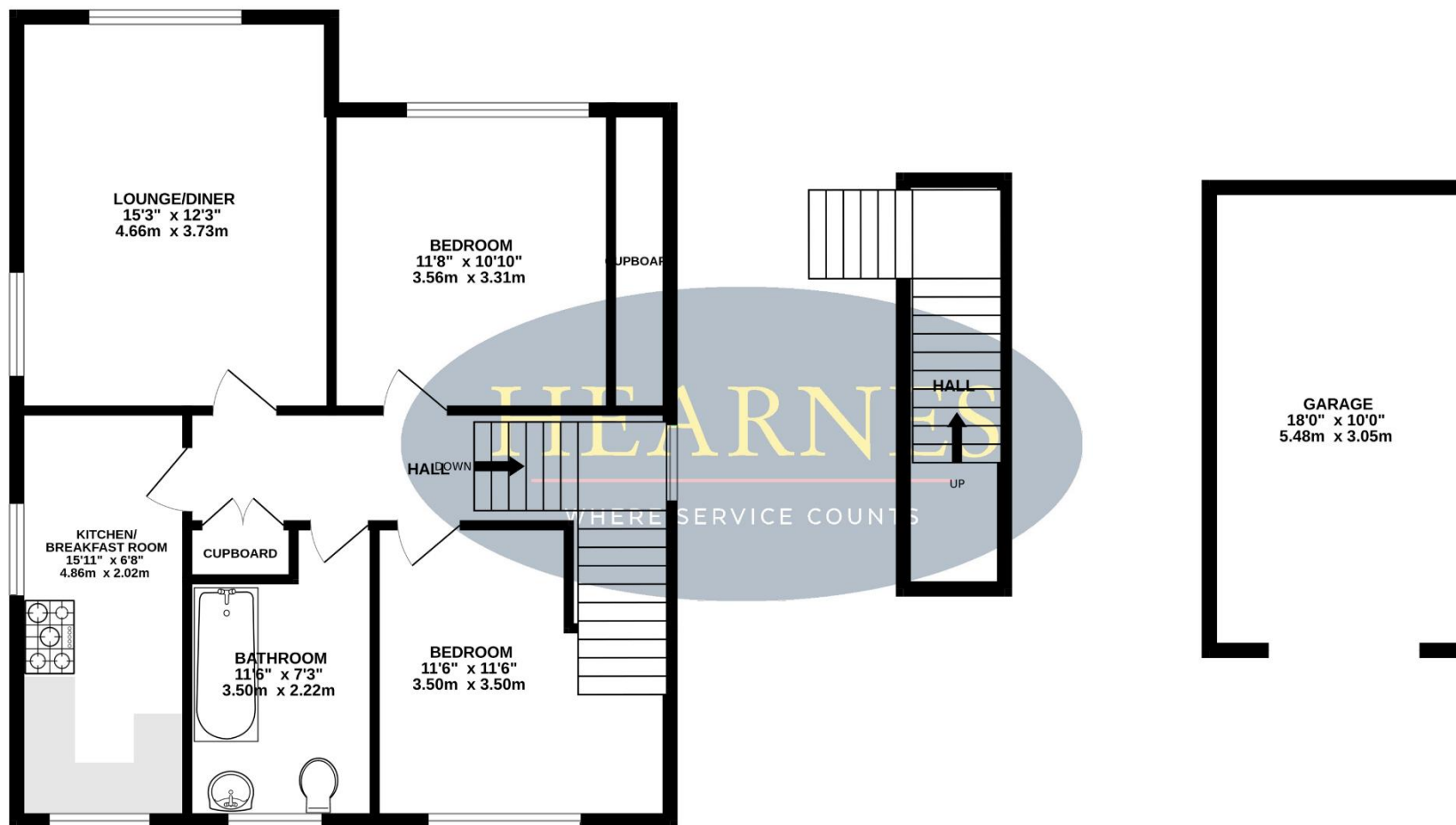
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



1ST FLOOR

ENTRANCE FLOOR

GARAGE



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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