

Flat 19 Tangmere Place, 2 Gibson Road, Canford Heath, Poole, Dorset, BH17 8QY



HEARNES

WHERE SERVICE COUNTS

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LEASEHOLD PRICE £210,000

A well presented, 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 current owners have loved living here for the last 7 years and bringing up their two sons. It benefits from having plenty of communal parking, good amount of internal storage and situated in convenient location.

- Top floor 2 double bedroom apartment
- Very lovely feeling throughout
- Immaculate separate kitchen with plenty of units throughout, electric oven with ceramic hob and space for fridge/freezer, washing machine and tumble dryer.
- Very open and spacious feeling multifunctional reception space, with tree surrounding views from all windows
- Modern bathroom with shower over the bath
- Sizeable entrance hall with high quality wood affect flooring
- Gas central heating (communal block boilers)
- Double glazing throughout
- 2 large storage cupboards with in-built storage in the bedrooms
- 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 19 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.

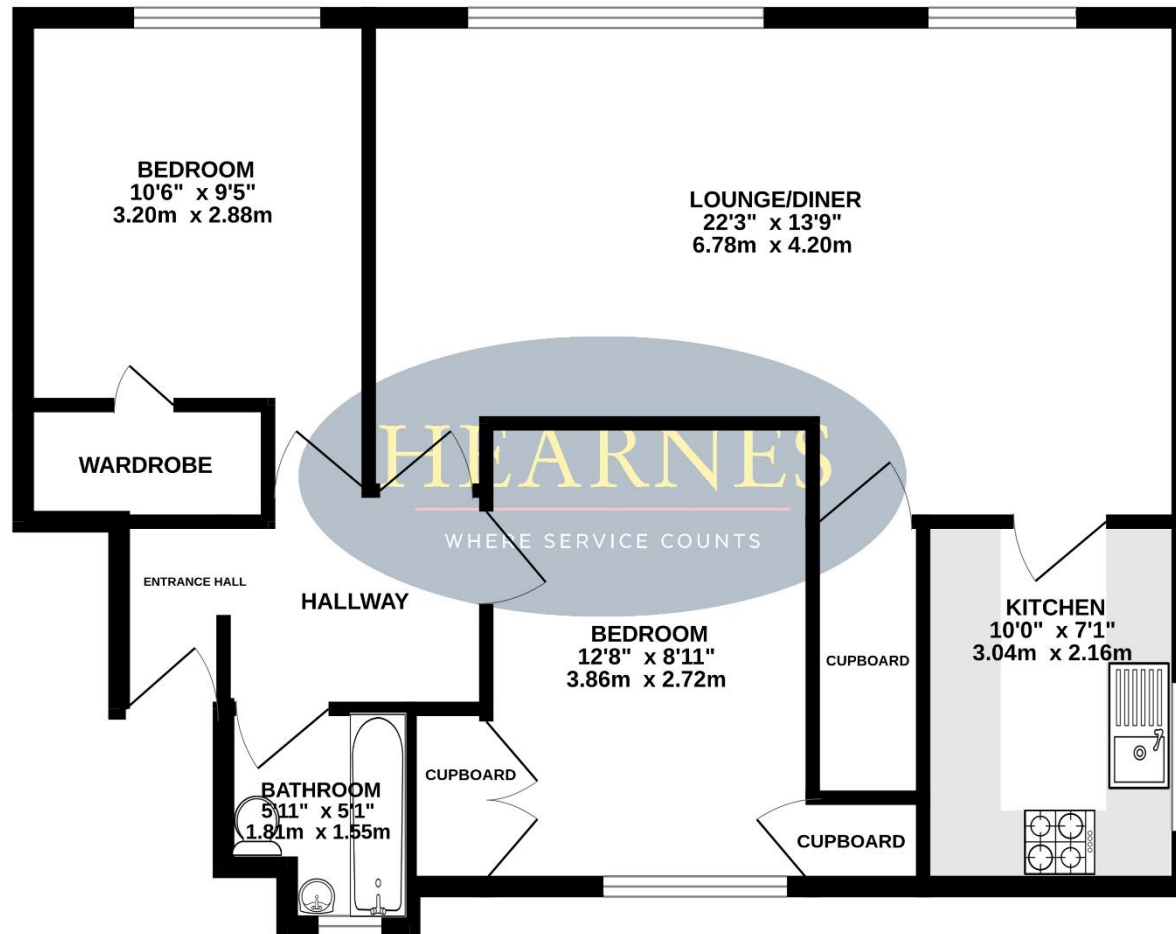
Lease - 999 years from 1985
Maintenance – £201 per month
Ground Rent - Peppercorn

COUNCIL TAX BAND: B

EPC RATING: D

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





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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