



First Floor



Total Area: 76.7 m² ... 825 ft²

All measurements are approximate and for display purposes only



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.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



Flat 3 Siren, Glen Road, Poole, Dorset, BH14 0BQ

Guide Price £290,000

**** NO FORWARD CHAIN ** WESTERLY-FACING PRIVATE BALCONY **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom first floor apartment located in the much-desired BH14 postcode. Situated in a purpose-built block of just five apartments and benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering a three-piece en-suite, a bright and airy open-plan kitchen/living room with integrated appliances with direct access onto the Westerly facing private balcony, a three-piece family bathroom suite, ample storage and an allocated parking space to the rear. This is the perfect first time buy!

Tucked away in a quiet cul-de-sac, Glen Road is positioned in the sought-after BH14 postcode, close to Ashley Cross which includes Patisserie Mark Bennetts, The Post Office, Parkstone Train Station, Ashley Cross Green and many independent bars and cafes. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Next Home, Boots, and the Everlast gym is also on site. The property sits centrally between Poole & Bournemouth Town Centres which are only a short drive away and easy access onto the A338 in a couple of minutes.



First Floor

Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, storage cupboard with the boiler and consumer unit enclosed, radiator, entry phone system, thermostat, power points and LVT flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, UPVC double glazed sliding doors to the front aspect leading onto the balcony, wall and base fitted units, integrated longline fridge/freezer, four ring gas hob with overhead stainless-steel extractor fan and integrated oven, integrated washing machine, integrated dishwasher, stainless steel sink with drainer, power points, radiators, television point and LVT flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point, en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, enclosed, shower, sink with under storage, wall mounted mirror, shaving point, stainless steel heated towel rail and fully tiled.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, tiled walls, extractor fan, panelled bath with overhead shower, toilet, wall mounted sink with under storage, wall mounted mirror with feature lighting, stainless steel heated towel rail and tiled flooring.



Outside

Balcony

Feature lighting and patio flooring.

Parking

One allocated parking space.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 125 years from December 2015
Ground Rent: £250 per annum.
Service Charge: £1,778.20 per annum. Which includes buildings insurance, general repairs & maintenance, electricity, gardening, window cleaning, cleaning of the communal areas and fire safety.
Managing Agents: Woodley & Associates
Rentals are permitted
Holiday lets are not permitted
Pets are permitted, subject to Freeholder's permission which may be withdrawn at their discretion
EPC: B
Council Tax Band: D - £2,254.94 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £4,500
Additional Property: £19,000