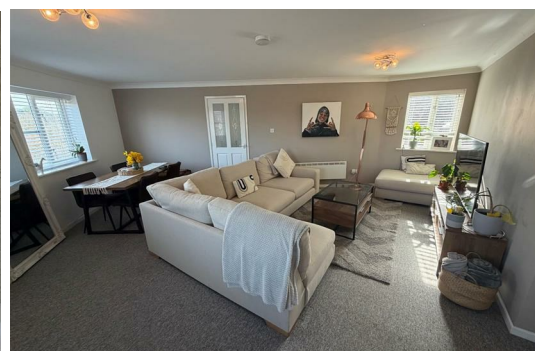




Bloxworth Road, Poole, BH12 4HL

Guide price £199,950

PARKSTONE, ALDER HILLS, POOLE, £199,950 New to the market is this well presented two bedroom first floor apartment with neutral decor throughout, located in popular Alder Hills, Parkstone and covering approx 58sq meters.. This lovely home is an ideal FIRST TIME BUY if you are looking to get onto the property ladder. Coming in from the front door into a spacious, irregularly shaped lounge, dining room, reception room with plenty of natural light through four windows with fitted wooden blinds. Inner hallway with built in cupboard housing the water heating system. There is a modern fitted kitchen with wood grain effect fitted units and laminate worktops. Space and plumbing for a washing machine and space for a fridge freezer. Glass top hob, extractor fan and electric oven. Double glazed window with fitted blind, neutral decor and tiled splashbacks. Modern fitted bathroom with a white three piece suite and a shower over the bath. The main bedroom is a good sized double. Bedroom two is a slightly smaller double that is currently being used as a dressing room. Electric heating and double glazing. Council Tax band is B. There is one allocated parking space conveyed with the apartment and visitors parking.



OPEN PLAN LOUNGE DINING RECEPTION ROOM

22'3" x 21'10" x 12'11" narrowing (6.80 x 6.67 x 3.95 narrowing)

Leading in from the front door into this spacious open plan lounge dining room with white ceiling, emulsion painted walls and fitted carpet. Four double glazed windows. Electric heater. Light switches, plug sockets and TV socket. Ceiling lighting. Door leading into the inner hall. This is a great sized room with lots of natural light and dual aspect outlook.

INNER HALL

14'9" x 2'9" (4.52 x 0.85)

White painted panelled door leading from the lounge into the inner hall. White ceiling, emulsion painted walls and fitted carpet. Light switches, ceiling lighting. Built in cupboard with hot water tank system inside and shelving. Doors to all rooms.

KITCHEN

9'7" x 6'0" (2.93 x 1.85)

White painted door frame leading in from the inner hall into this modern style fitted kitchen. White ceiling, emulsion painted walls tiled around the worktops. A range of wood grain fitted units with laminate worktops. Glass top four ring hob, stainless steel electric oven. Space for fridge freezer, space and plumbing for washing machine. Sink with drainer and mixer tap. Double glazed window with fitted blind. Laminate wood effect flooring. Ceiling lighting. Light switch, plug sockets and fuse switches.

BATHROOM

7'6" x 7'3" (2.29 x 2.22)

White painted panelled door leading into this modern style bathroom. White ceiling, emulsion painted walls to part and marble pattern tiles around the bath area. Grey lino flooring. White bathroom suite consisting of bath with chrome effect fittings, bath panel and glass shower screen. Wc with seat and lid flush cistern. Sink with pedestal and chrome effect fittings. Double glazed window. Ceiling lighting.

BEDROOM ONE (MAIN)

9'7" x 9'6" (2.94 x 2.91)

White painted panelled door leading from the inner hall into the main double bedroom. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Double glazed window. Wall mounted heater.

BEDROOM TWO

9'5" x 7'6" (2.88 x 2.30)

White painted panelled wooden door leading into this bedroom. White ceiling, emulsion painted walls and fitted carpet. Double glazed window. Wall mounted heater. Ceiling lighting. Light switch and plug sockets. This room is currently used as a dressing room but would also work well as a smaller double bedroom or study.

PARKING

There is one parking space conveyed with the apartment, along with communal visitor parking for residents use.

TENURE

The property is LEASEHOLD

Lease - 95 years

Ground rent - £167 per annum approx.

Service charge - £2284 per annum approx.

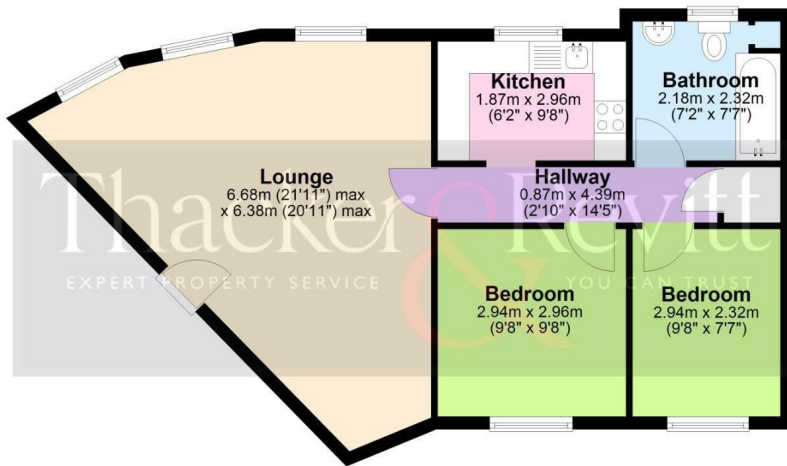
Additional information for buyers:-

There are planned works for the building to have a new roof.



First Floor

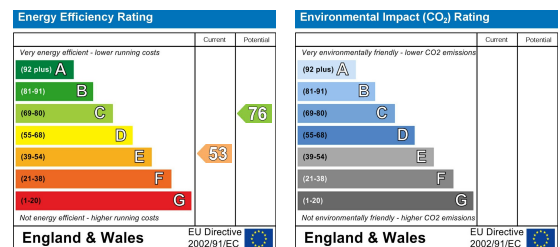
Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 sq. feet)

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Plan produced using PlanUp.



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Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD