



Adastral Road, Canford Heath, Poole, Dorset, BH17 8SN

Asking price £165,000

DOWNLAND PLACE, CANFORD HEATH, £165,000 Leasehold. New to the market is this Two double bedroom purpose built apartment being offered with "NO FORWARD CHAIN". It has an open plan lounge kitchen with modern fitted units and laminate wood effect flooring. Modern fitted bathroom with white suite. Electric Heating. Utility cupboard with plumbing for washing machine. Both bedrooms have wood laminate effect flooring making this a modern style apartment. It also has double glazing and has a sunny aspect outlook. There is a Single Garage located in nearby block. This property would make an ideal "FIRST TIME BUY" to get onto the property ladder. Low Management charges and a good lease remaining.



FRONT DOOR & ENTRANCE HALL

10'5" x 3'11" (3.2 x 1.21)

Communal stairs from ground floor, leading from the entrance to the block to the top floor leading to flat. Solid wooden front door leading into entrance hall. White ceiling, emulsion painted walls and laminate flooring. Ceiling lighting. A good sized cupboard, which has the immersion tank in and space for tumble dryer. Doors to all rooms.



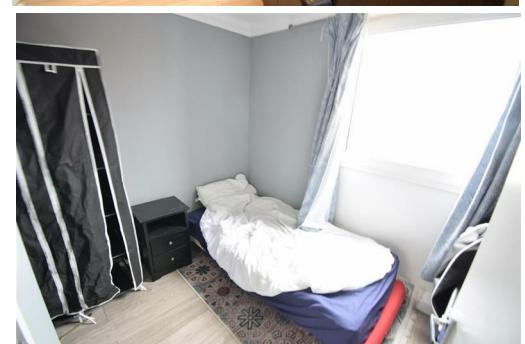
OPEN PLAN LOUNGE - KITCHEN

13'2" (narrowing to 9'6") x 18'1" (4.03 (narrowing to 2.9) x 5.53)

Door leading from the hall into the open plan lounge kitchen with white ceiling, emulsion painted walls and laminate wood flooring. Two upvc double glazed windows to front facing aspect. Ceiling lighting, plug sockets and fuse switches.

The kitchen area has a range of wood coloured units with electric oven and hob and extractor. Laminate worktops. One and half bowl stainless steel sink with drainer and mixer tap. Space for fridge freezer and space and plumbing for washing machine. Tiled splash back around the worktops. Wall mounted heater.

The lounge area has a built in cupboard and shelving, TV socket, plug sockets and light switch.



BEDROOM ONE (MAIN DOUBLE)

12'2" x 9'5" (3.71 x 2.89)

Wooden door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted laminate flooring. Upvc double glazed window to front aspect. Wall mounted heater. Built in cupboard. Ceiling lighting.

BEDROOM TWO (DOUBLE)

10'1" (narrowing to 6'6") x 9'6" (3.08 (narrowing to 2) x 2.90)

Wooden door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted flooring. Light switch, plug sockets and ceiling lighting. Upvc double glazed window to rear aspect.

BATHROOM

7'6" x 5'10" (2.31 x 1.8)

Wooden door leading into this modern style bathroom with white ceiling, tiled walls and fitted vinyl flooring. There is a white suite consisting of bath, toilet and sink with base vanity cupboard. Upvc double glazed window with frosted glass. Ceiling lighting.

GARAGE

Single garage in nearby block. Up and over door. Brick built.

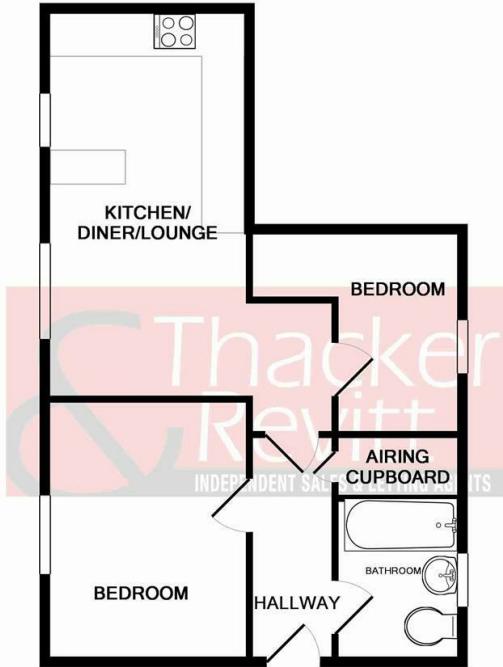
TENURE

We have been advised that the property is LEASEHOLD with a long lease. Years remaining 999 from 1983

Management charges TBC

Ground Rent TBC

The property is offered with NO FORWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			57
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

Whilst every attempt has 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 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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Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

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