

**156 Redhoave Road, Canford Heath,
Poole, BH17 9DR**

**£214,950
Leasehold**



A two double bedroom first floor flat benefitting from its own private front entrance and enclosed rear garden backing onto woodland. This flat is offered for sale with a long lease and low maintenance costs and has gas fired heating with radiators and UPVC double glazing. Situated at the end of a cul-de-sac the property is within easy reach of local amenities with the centres of Poole and Wimborne within easy reach by car or bus. The flat also benefits from a garage located in a nearby block.

UPVC DOUBLE GLAZED FRONT DOOR Leads to:

ENTRANCE VESTIBULE With consumer unit and recess providing space for shoes and coats, power point, stairs lead to:

FIRST FLOOR LANDING Loft hatch with sliding ladder giving access to a partially boarded loft space with light available, cupboard housing the Glow Worm combination boiler serving the heating and domestic hot water supply, power point for appliance

LOUNGE 16' 9" x 10' 11" (5.11m x 3.33m) Window to side aspect and rear aspects overlooking the garden and woodland beyond, wall mounted heating thermostat control, two wall light points, radiator, TV cable and telephone connection

KITCHEN 10' 8" x 7' 9" (3.25m x 2.36m) A range of cream Shaker style units comprising of one and a half bowl single drainer sink unit with adjacent wood block effect worktop surfaces with drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated electric oven with four ring gas hob, splashback and extractor canopy over, American style fridge/freezer, space and plumbing available for an automatic washing machine, tile effect flooring, smooth plastered ceiling, window overlooking woodland to the rear

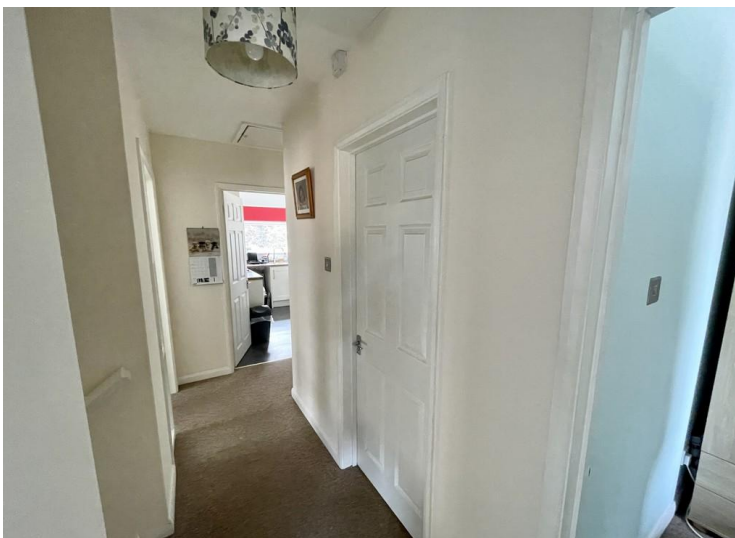
BEDROOM 1 11' 3" x 9' 3" (3.43m x 2.82m) Radiator, window to front aspect, TV aerial connection, built in floor to ceiling wardrobe units

BEDROOM 2 10' 4" x 9' 5" (3.15m x 2.87m) Radiator, window to front aspect

BATHROOM A modern white suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, glazed shower screen, WC, pedestal wash hand basin, radiator, partly tiled walls, extractor fan

OUTSIDE Adjacent to the property a picket style gate gives access to a good size area of garden which has been enclosed by either established hedgerow or timber panelled fencing. The majority of the garden has been laid to lawn, there are some borders and a paved patio area. The rear garden enjoys a pleasant aspect over adjoining woodland.

LEASE INFORMATION We are informed that the property is held on a 125 year lease from 25th December 2012 so has 114 years remaining.



MAINTENANCE The vendors informs us that this is £84.70 payable twice a year.

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. 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 the 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 to view before embarking on any journey to see a property.

Ref: 15174



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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