



## 40B Cranbrook Road, Poole BH12 3BS

A spacious two double bedroom first floor apartment with its own private entrance conveniently situated close to local amenities and excellent bus services. There is also a 19ft approx. lounge/dining room and generous size kitchen/breakfast room. Outside there is a small area of private garden to the rear, along with a garage and residents parking on a first come first served basis.

**EPC: 64 Council Tax Band: B Price: £225,000 Leasehold**







## Key Features

- FIRST FLOOR APARTMENT WITH OWN PRIVATE ENTRANCE
- STAIRS TO LANDING AREA
- 19ft APPROX. LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH INTERGRATED APPLIANCES
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- MODERN FITTED BATHROOM
- GARAGE & RESIDENTS PARKING (FIRST COME FIRST SERVED)
- 142 YEAR LEASE/ MAINTENANCE AS & WHEN BASIS/GROUND RENT N/A
- AREA OF PRIVATE GARDEN TO THE REAR

## The Property

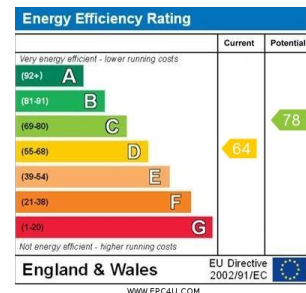
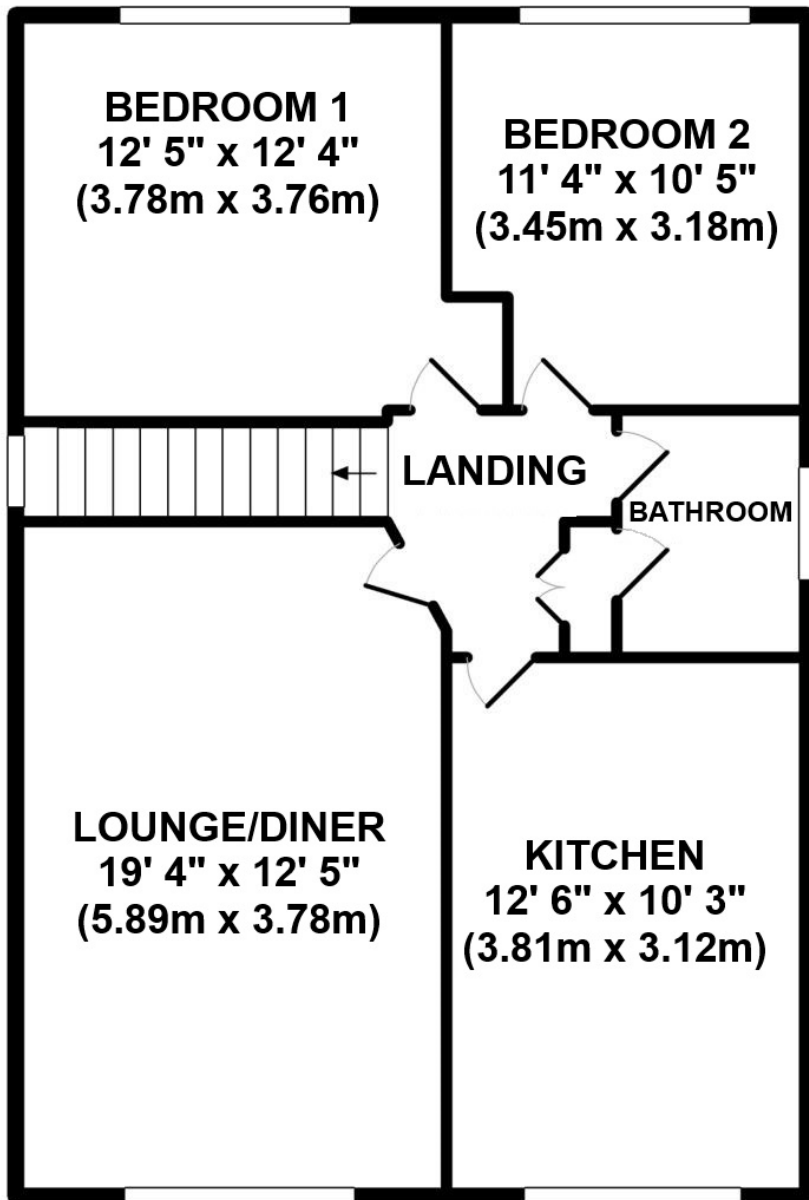
A UPVC part double glazed door provides access into the entrance vestibule and stairs then lead to the first floor landing.

Doors then lead off to all principle rooms to include a large lounge/dining room, generous size kitchen/breakfast room, two double bedrooms and a modern fitted family bathroom completes the accommodation.

There is UPVC double glazing and gas fired central heating with the property benefiting form a

garage located in a small block, along with a private section of garden abutting the building to the rear. Within the grounds there is non allocated residents parking on a first come first served basis.

Situated a short walk away is Ashley Road with its comprehensive range of shops and there are excellent bus services between Bournemouth and Poole.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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