



25 Tangmere Place, Gibson Road, Poole BH17 8QY

Situated close to local schools and amenities lies this purpose-built top floor apartment set within a popular low-rise development. There is generous size and well configured accommodation on offer to include an impressive lounge/dining room and two large double bedrooms. There is a garage conveyed with the apartment in a nearby block and there is residents parking on a first come first served basis.

EPC: 67 Council Tax Band: B Price: £187,000 Leasehold







Key Features

- PURPOSE BUILT TOP FLOOR APARTMENT SET WITHIN A LOW RISE DEVELOPMENT
- ENTRANCE HALLWAY WITH STORAGE
- IMPRESSIVE LOUNGE/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GARAGE & RESIDENTS PARKING/WELL MAINTAINED COMMUNAL GROUNDS
- NO FORWARD CHAIN
- CONVENIENT LOCATION CLOSE TO AMENITIES & SCHOOLS

The Property

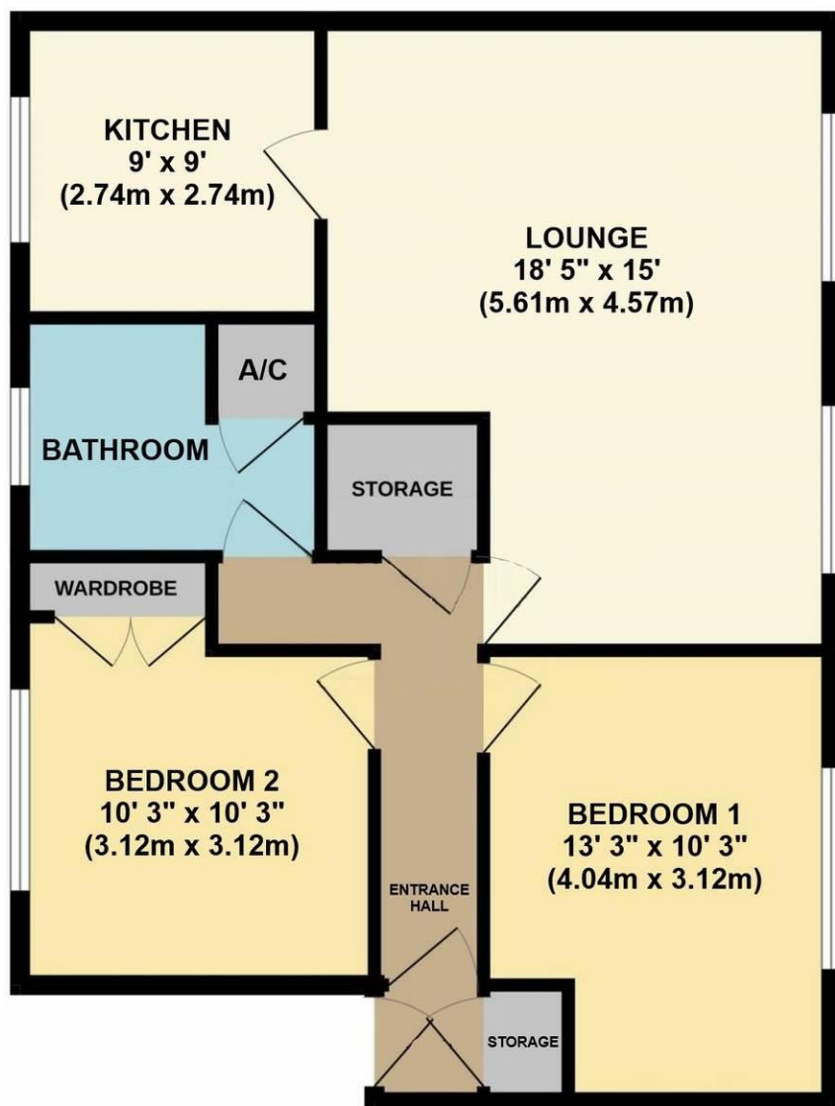
Stairs provide access up to personal front entrance door, which then leads into the entrance vestibule with storage and then into the entrance hallway with a large additional storage cupboard. A door leads through to the impressive light, bright and airy lounge/dining room which we feel is a particular feature with plenty of space for furniture. The kitchen, which overlooks the communal grounds, is accessed from here and has ample units and space for appliances.

The apartment also benefits from two large double bedrooms both providing plenty of room for fitted or free-standing furniture and there is a stylish modern

fitted family bathroom.

The development is set within well maintained communal grounds with a garage conveyed with the property in a nearby block. There is also residents' parking on a first come first served basis and local amenities, schools excellent bus services are close by. Poole Park and the centre of Poole with its main bus/coach terminal and main line London railway station are a short drive away.

Lease: 958 Years remaining. Maintenance (to include the ground rent): £200 per month. Sub-letting and pets are not permitted at this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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