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**BOURNEMOUTH ROAD**  
POOLE, BH14 9HU







# GUIDE PRICE £240,000

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- NO FORWARD CHAIN
- CHARMING FLAT
- SPACIOUS RECEPTION ROOM
- 2 WELL APPOINTED BEDROOMS
- MASTER SUITE WITH ENSUITE BATHROOM
- WELL DESIGNED KITCHEN AREA
- DEDICATED PARKING SPACE
- BIN & BIKE STORE
- AUTOMATED SENSOR LIGHT FOR ADDED SECURITY

**NO FORWARD CHAIN!** - This charming flat offers a delightful blend of modern living and convenience. As you approach the property, you are greeted by a well-defined boundary marked by a stone wall and timber fencing, leading you along a paved pathway to the inviting front door,





Inside, the flat boasts a spacious reception room that provides a warm and welcoming atmosphere. The property features two well-appointed bedrooms, including a master suite with an en-suite bathroom. The en-suite is equipped with a large shower cubicle featuring a luxurious waterfall shower, a modern loo, and a stylish sink with a vanity unit, all finished with elegant tiled flooring.

The main bathroom mirrors the quality of the en-suite, offering a bath with a shower screen and waterfall shower, alongside a contemporary loo and sink with a vanity unit. Both bathrooms are designed with practicality in mind, featuring electric towel rails and tasteful tiled finishes.

The well-designed kitchen area, which showcases soft grey high and low-level units complemented by timber effect work surfaces. The kitchen is equipped with built-in appliances, including an AEG electric hob with an illuminated extractor hood, an AEG electric oven, and a separate fridge and freezer. A breakfast bar with stylish lighting overhead provides a perfect spot for casual dining. The space is further enhanced by a UPVC double-glazed window, allowing natural light to flood in.

Additional features include a dedicated parking space, a secure timber bin and bike store, and an outside water tap for convenience. This flat presents an excellent opportunity for those seeking a modern, low-maintenance lifestyle in a desirable location.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: B

Tenure: Leasehold

Lease term 99 years – 93 years remaining

Annual Ground Rent: £50.00

Annual Service Charge: £794.75

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal car park allocated space

Utilities: Mains electricity, mains gas, mains water

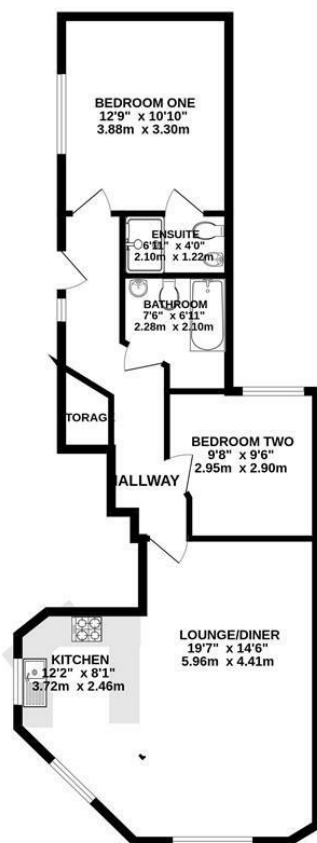
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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