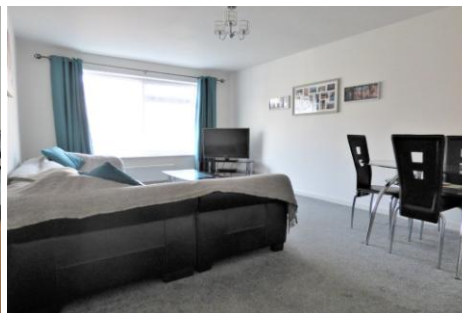


**40B Cranbrook Road, Parkstone,  
Poole, Dorset, BH12 3BS**

**£210,000  
Leasehold**

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**A two bedroom first floor apartment situated within a popular and established residential area close to all local amenities. The property would make an ideal first time buy or buy to let and offers light and spacious accommodation comprising a lounge/dining room, generous kitchen, two double bedrooms and a contemporary bathroom. Features include gas central heating, double glazing, long lease, small area of private garden and a garage.**

**GLAZED UPVC FRONT DOOR** Opens into:

**ENTRANCE VESTIBULE** With staircase rising to first floor

**FIRST FLOOR LANDING** Access to loft hatch, large built in airing cupboard housing hot water cylinder with slatted linen shelving and hanging rail, wall mounted thermostat

**LOUNGE/DINER** 19' 4" x 12' 5" (5.89m x 3.78m) UPVC double glazed front aspect window, two panelled radiators, ample space for a family dining table

**KITCHEN** 12' 6" x 10' 3" (3.81m x 3.12m) Fitted with a good range of units comprising base and wall mounted drawers and cupboards with complementary worksurface areas having ceramic tiled splashbacks, one and a half bowl sink unit with chrome swan neck mixer tap, UPVC double glazed front aspect window, split level stainless steel electric double oven with matching microwave, four ring electric hob with stainless steel extractor hood above, space for fridge/freezer, space and plumbing for automatic washing machine, integrated dishwasher, panelled radiator

**BEDROOM 1** 12' 5" x 12' 4" (3.78m x 3.76m) UPVC double glazed rear aspect window, panelled radiator

**BEDROOM 2** 11' 4" x 10' 5" (3.45m x 3.18m) UPVC double glazed rear aspect window, panelled radiator

**BATHROOM** Fitted with a modern white suite comprising panelled bath with a mains thermostatically controlled shower and shower screen, pedestal wash hand basin, low flush WC, part ceramic tiled walls, chrome ladder style heated towel rail, UPVC double glazed side aspect window, extractor, tiled floor

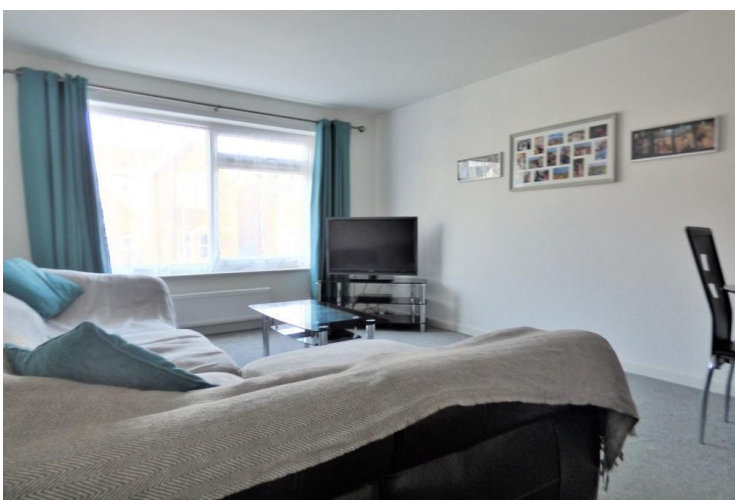
**OUTSIDE** There is a small area of garden to the rear of the property

**PARKING** There is a single garage in a block and parking at the rear

**LEASE INFORMATION** There are 148 years remaining on the Lease

**GROUND RENT** N/A

**MAINTENANCE** On an as and when basis

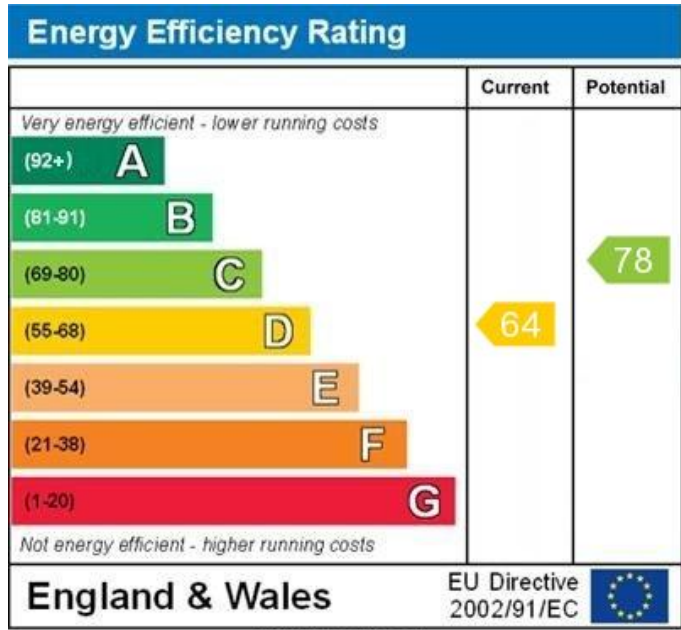




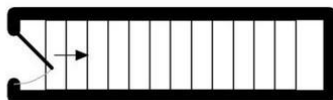
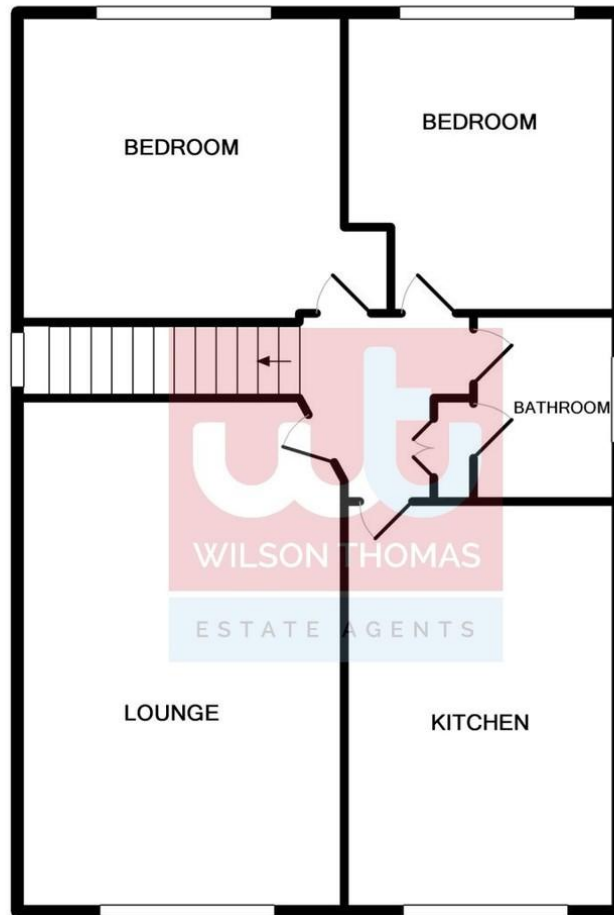
**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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: 14501**



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ENTRANCE FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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