

FOR SALE



26 Churchill Lodge, Sandbanks Road
£210,000


MARTIN & CO



**26 Churchill Lodge,
Sandbanks Road,
Poole
£210,000**

- **VENDORS SUITED!**
- on main bus routes to Bournemouth, Sandbanks & Swanage beaches
- close to local supermarkets
- **GROUND FLOOR!**
- two shower rooms
- service charge £2924 pa
- ground rent £362 pa
- council tax band 'D' £1948 pa
- retirement apartment
- communal facilities & gardens
- emergency pull cords & pendant alarms



Located around the corner from Salterns Marina, on Sandbanks Road, this two bedroomed ground floor retirement apartment enjoys direct garden access from the living room! The master bedroom has the advantage of an ensuite shower room in addition to the main shower room, the property also has generous built-in storage throughout!

ENTRANCE HALL Ceiling light, emergency call system, two large storage cupboards, one with space for a washing machine & tumble dryer, the other is fitted with useful shelving.

LIVING ROOM 19' 3" x 11' 8" (5.88maxm x 3.58maxm) Ceiling light, double glazed window & door opening directly onto the paved sun terrace at the front of the property & gardens beyond. Access to footpath with gate to Sandbanks Road. Further double-glazed window to side aspect, wall mounted electric heater.

KITCHEN Ceiling light, double glazed window to front aspect overlooking the mature & well stocked flower beds. Range of wall & base unit with worktop over & tiled splashbacks. Stainless steel 'Electrolux' cooker hood, 'Electrolux' electric hob & eye level oven. Integrated fridge & freezer, wall mounted heater.

BEDROOM 17' 2" x 9' 3" (5.24m x 2.82m) Ceiling light, large double room with double glazed window to front aspect, built in wardrobes with mirrored sliding doors. Further built-in large wardrobe/storage cupboard.

ENSUITE SHOWER ROOM Fully tiled, with ceiling light, enclosed shower cubicle with handle & built-in emergency alarm button. Vanity unit with inset basin, with cupboards beneath & mirror over with shaver point, toilet, heated towel rail style radiator. Extractor fan, wall mounted heater.

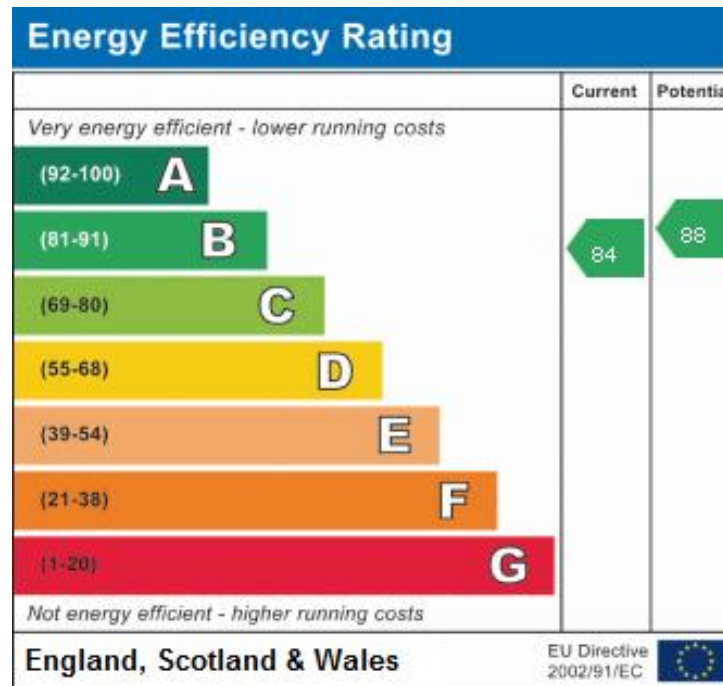


BEDROOM/STUDY 19' 3" x 9' 5" (5.87max x 2.88max)
 Ceiling light, double glazed window to front aspect,
 wall mounted heater.

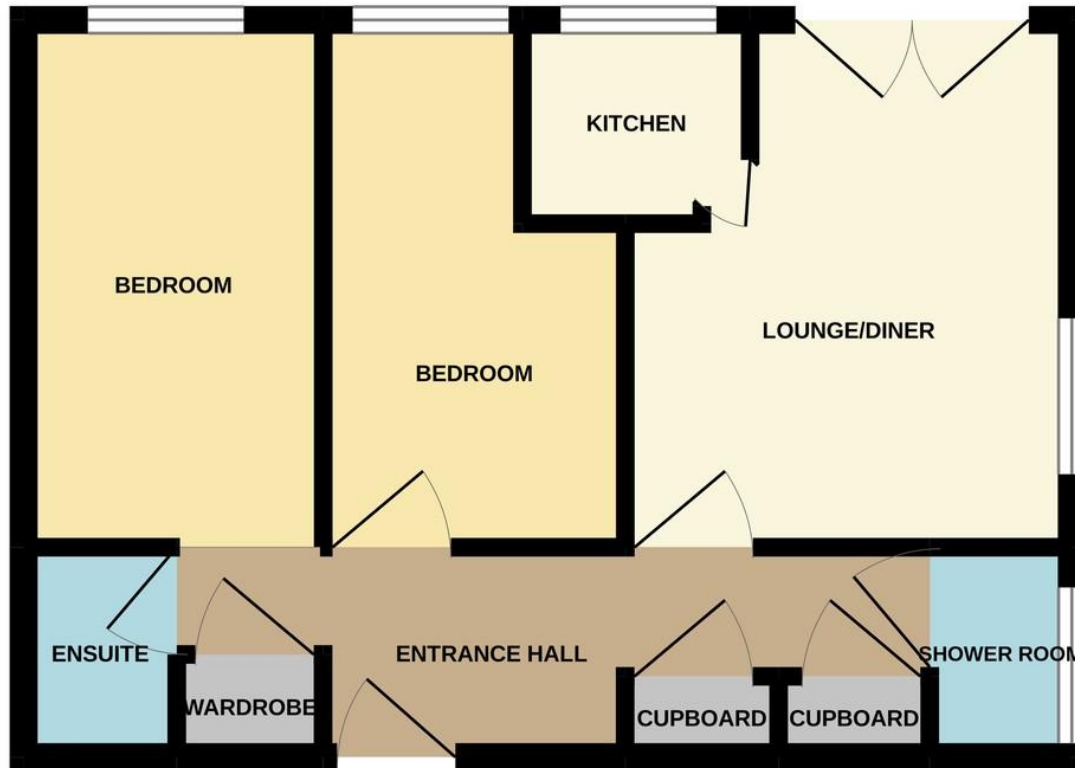
AGENTS NOTE Please be aware the owners of this
 property are related to a member of staff at Martin &
 Co Poole.

SHOWER ROOM Ceiling light, double width fully
 enclosed shower cubicle with emergency call button &
 safety handle. Fully tiled, double glazed opaque
 window to side aspect, toilet, vanity unit with inset
 basin with cupboards beneath & mirror, light & shaver
 point over. Heated towel rail style radiator, extractor
 fan, wall mounted heater.

GARDENS Very attractive & well-maintained mature
 gardens & woodland to the rear of the property, open
 only to residents to enjoy with a variety of pleasant
 seating areas.







Martin & Co Poole

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