



Overbury Road

Poole, BH14 9JL

Guide Price £255,000 -
£265,000

- Purpose Built Ground Floor Apartment
- Two Double Bedrooms
- Southerly Aspect Private Patio
- Underground Garage
- Fitted Kitchen/Breakfast Room
- Gas Central Heating and UPVC Double Glazing
- Shower Room and Separate WC
- Vacant Possession



HOUSE & SON

House & Son are delighted to be able to offer for sale this two double bedroom ground floor apartment with a private southerly aspect patio. Features include underground garage, 17'6" living/dining room, built in wardrobes, bathroom with separate cloakroom. The apartment is set in a well kept communal gardens, being within easy reach to local shops and facilities at Ashley Cross, Parkstone train station and Parkstone golf course.

COMMUNAL ENTRANCE

Intercom system. Door to entrance hall.

ENTRANCE HALL

Radiator. Intercom hand set. Cupboard housing wall mounted gas fired combination boiler serving central heating, slatted shelves. Further cloaks cupboard housing gas/electric meters and fuse box. Double doors from entrance hall to living/dining room.

LIVING/DINING ROOM

17' 6" x 16' 1 max" (5.33m x 4.9m)

UPVC double glazed sliding doors to southerly aspect patio. Radiator. Further UPVC double glazed window to side, coved ceiling, two light points.

KITCHEN

9' 10" x 9' 9" (3m x 2.97m)

One and quarter bowl single drainer sink unit inset roll top work surfaces with range of base units beneath, space and plumbing for washing machine and dish washer. Further range of base units incorporating eye level stainless steel oven and grill. Space for fridge/freezer, integrated four ring electric hob, matching wall mounted units with integrated filter hood, tiled splashback, tiled floor, radiator. UPVC double glazed window to front.

BEDROOM ONE

15' 10 into wardrobe" x 10' 8 into wardrobe" (4.83m x 3.25m)

UPVC double glazed window to rear overlooking gardens. Radiator. Two sets of triple built in wardrobes with sliding doors and inset drawers, hanging and shelving.

BEDROOM TWO

9' 7" x 9' 4" (2.92m x 2.84m)

Built in double wardrobe with sliding door, radiator. UPVC double glazed window overlooking rear garden.

BATHROOM

Suite comprises panelled bath with mixer tap and shower attachment. Pedestal wash hand basin, shaver point, heated towel rail/radiator. Fully tiled walls. UPVC double glazed frosted window to side.

CLOAKROOM

Suite comprises pedestal wash hand basin, low level WC, part tiled walls, radiator. UPVC double glazed frosted window to side.

GARDENS

Southerly aspect private patio area abutting the apartment, leading to well tended communal lawns and established trees offering a woodland aspect.

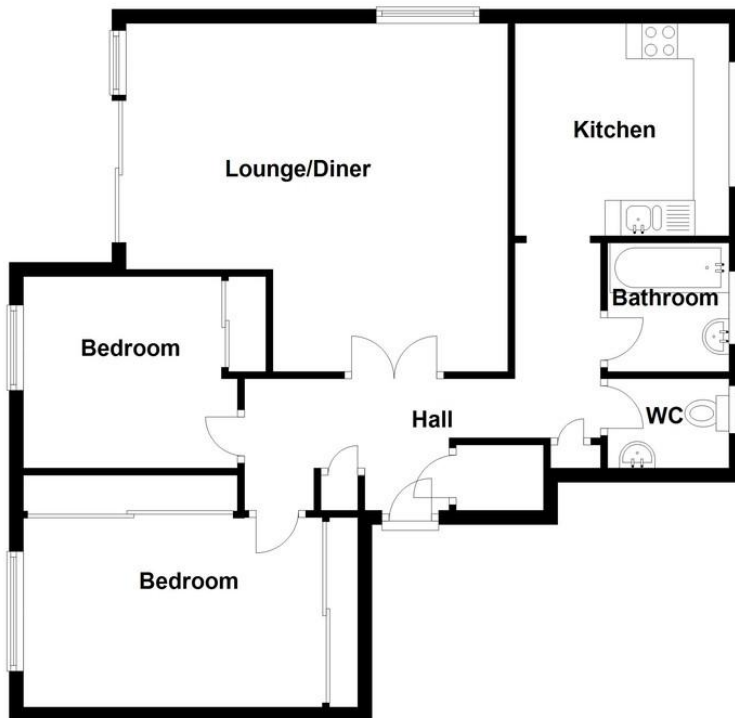
TENURE

Approximately 182 years remaining (199 years from May 2007).

Service charges £591 per quarter (£2,364 PA).



Ground Floor
Approx. 75.2 sq. metres (809.2 sq. feet)



Total area: approx. 75.2 sq. metres (809.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

21690202_0853 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

File #: 16 Planning Century Road PO1 2JG Bournemouth	Energy rating D	Valid until 18 September 2023 Certificate number 0000-2400-0119-2021-0011
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Property type
Ground-floor flat
Total floor area
75 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements