



Corbin



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Handley Lodge, Poole, Dorset

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Asking Price £210,000



Corbin & Co are delighted to offer for sale this very well-presented, purpose built, first floor apartment . Located in the popular residential area of BH12, this exceptional home is a rare find. Boasting its own entrance, long lease, share of freehold, and the added bonus of being pet-friendly, this property truly stands out from the rest.

Handley Lodge, a charming block of just six apartments, was built around 1995 and offers a peaceful and secure living environment. Situated on the corner of Gussage Road and Sixpenny Close, with a car park to the front with allocated parking and visitor parking spaces.

A pathway leads to the front door which opens into the entrance hall. There is space to hang outdoor jackets, and stairs rise up to the first floor landing. You are immediately greeted by a spacious lounge/diner with ample natural light streaming in through the large window.to the side aspect, doors lead through to the kitchen and inner hallway.

The kitchen is the perfect space to create culinary delights , with ample storage and worktop space. There is space for an american style upright fridge/freezer. From the sink a window looks out to the side aspect. The inner hallway has two large storage cupboards and access to the loft via a hatch. One of the storage cupboards is used to house the washing machine.

There are two double bedrooms, the main bedroom has a window to the side aspect and fitted four door wardrobes, the second bedroom also a double room with a window to the side aspect and a fitted two door wardrobe. These are serviced by a modern shower room.

There is lawn to two sides of the development, and a shared private garden with drying area , for the residence of Handley Lodge, accessible via a lockable gate.

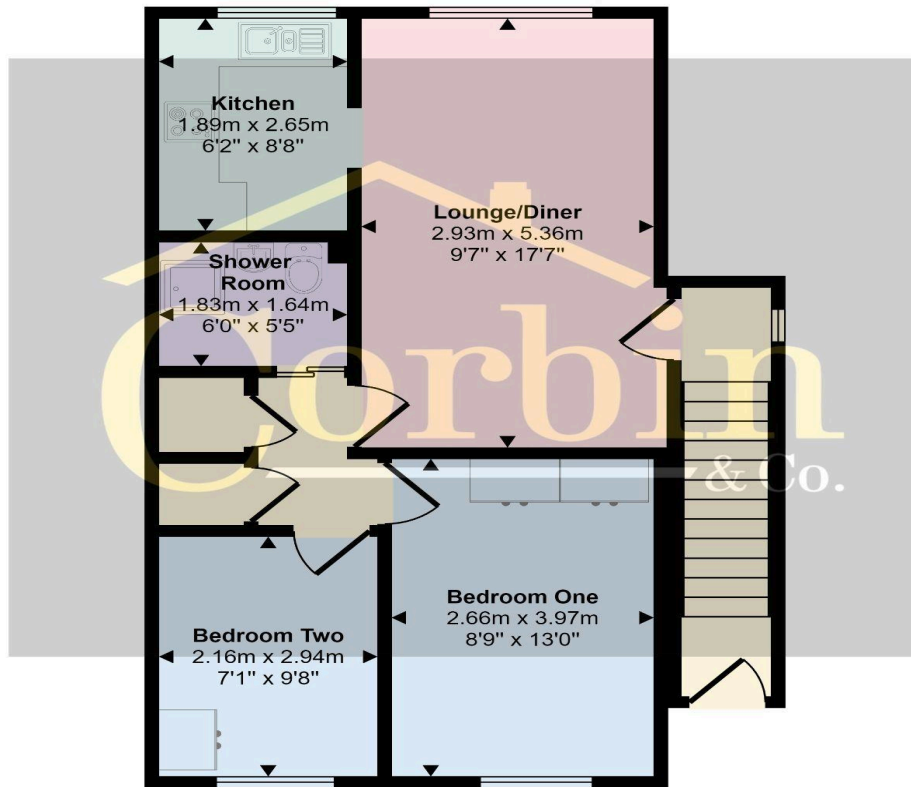
The property is short car journey from Bournemouth & Poole Town Centres and local amenities of Wallisdown & Parkstone. Nearest supermarket is Sainsburys at Alder Hills, along with medical centre and dentist. Bourne Valley Nature reserve is also close at hand for picturesque heathland walks.

Viewing is highly recommended to appreciate what this property has to offer. Call us on 01202 519761 to book an appointment.





Approx Gross Internal Area  
53 sq m / 573 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

sales@corbinandco.com

