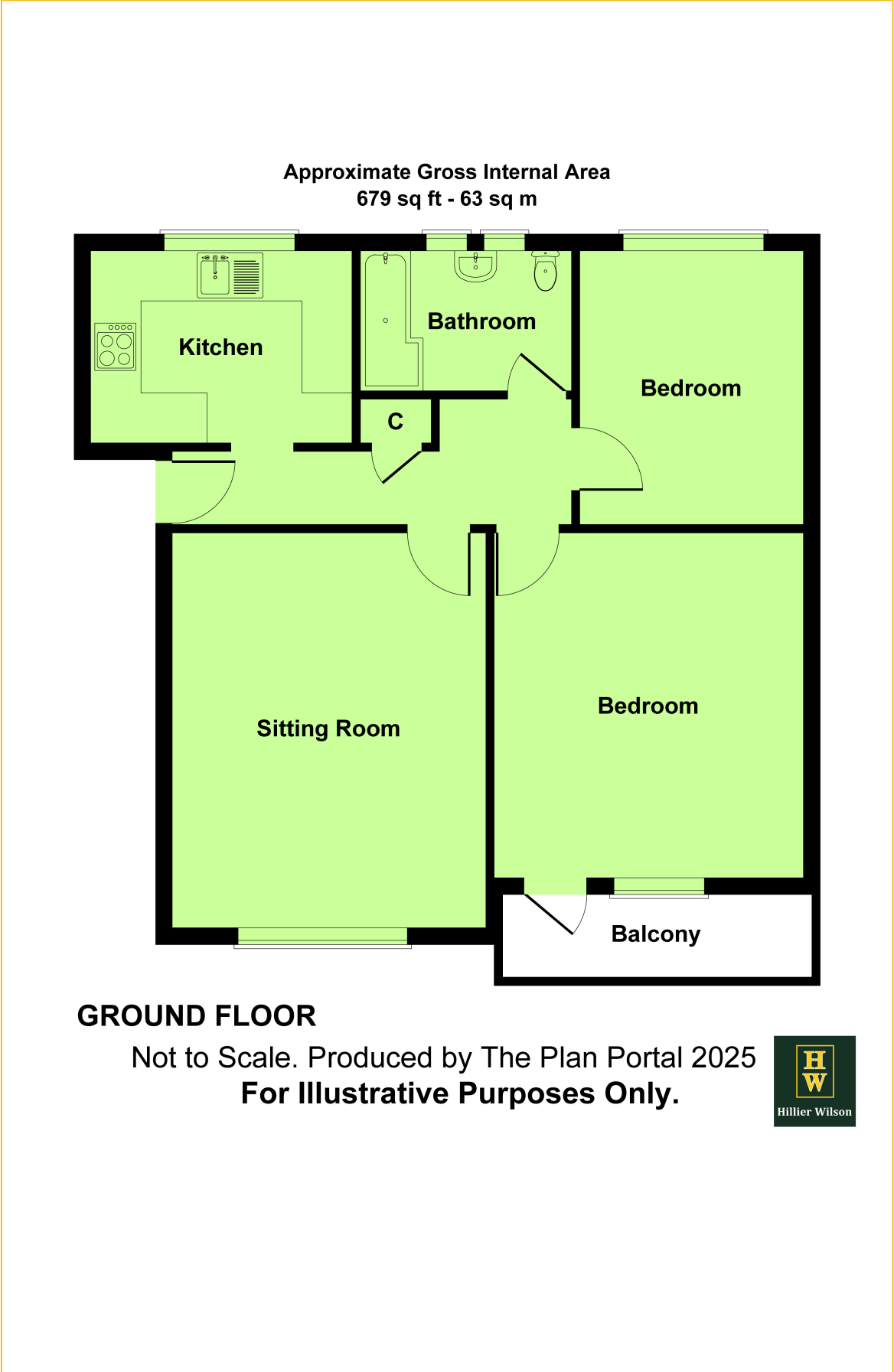


Flat 12 Plantation Court  
41 Plantation Road  
Poole BH17 9LW

Price **£210,000** Leasehold



A SUPERBLY PRESENTED TWO DOUBLE  
BEDROOM FIRST FLOOR FLAT SITUATED  
IN A CONVENIENT LOCATION. VENDOR  
FOUND AND KEEN TO SELL.



**\* ENTRANCE HALL 15'8" x 4'8" (MAXIMUM) (4.81m x 1.46m)**

**\* SITTING ROOM 15'7" x 12'4" (4.78m x 3.77m)**

**\* KITCHEN 10'7" x 7'5" (3.26m x 2.28m)**

**\* BEDROOM ONE 13'6" x 12'3" (4.14m x 3.74m)**

**\* BALCONY**

**\* BEDROOM TWO 10'9" x 9' (3.32m x 2.74m)**

**\* FAMILY BATHROOM 8'3" x 5'7" (2.52m x 1.73m)**

**\* SINGLE GARAGE IN A BLOCK**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

The timber front door with spyhole gives access into the entrance hall which has cupboard housing fuses, loft access via a hatch, storage cupboard with slatted shelving and wood effect flooring. The spacious sitting room has large window to front aspect, TV point and wood effect flooring. The modern fitted kitchen has window to rear aspect, wood effect flooring, range of wall and floor mounted cupboards, roll top work surfaces, wall mounted boiler, nest of three drawers, one and a quarter single sink with drainer and mixer tap, space for washing machine, tumble dryer and tall fridge/freezer and integrated appliances to include oven, grill, four ring ceramic hob and extractor fan over.

Bedroom one has TV point and double glazed window and door leading to the balcony. Bedroom two has window to rear aspect and TV point. The family bathroom has two frosted windows to rear aspect, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and p-shaped bath with mixer tap and shower over.

The property also benefits from single garage in a block which has up and over door.

**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. Plantation Road is the first turning on the right hand side.

**LEASE:** 114 years remaining, we understand.

**GROUND RENT:** Currently £250.00 per annum, we understand.

**MAINTENANCE:** Currently £465.00 payable quarterly, we understand.

**COUNCIL TAX:** Band B BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON**.

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2050**