



Goldfinch Road, Creekmoor, Poole, Dorset

Guide price £107,500

CREEKMOOR £107,500 Leasehold. IDEAL INVESTMENT OR FIRST TIME BUY. Thacker & Revitt are pleased to market this modern style purpose built ground floor studio apartment newly decorated throughout and located in a popular area of Poole. The property is being offered with NO FORWARD CHAIN. It comprises an open plan spacious studio room with pull down bed with new double mattress and built in wardrobes with shelving and hanging rails. Modern fitted kitchen and bathroom and allocated parking. There is a long lease years and the maintenance charges, ground rent are approx £650.00 per annum.



FRONT DOOR AND STUDIO ROOM

White Upvc double glazed door leading into studio room. White ceiling, emulsion painted walls, laminate flooring. Upvc double glazed window facing to rear overlooking communal gardens. Light switch and plug sockets. Ceiling lighting. There is a range of built in wardrobes with a pull down double bed. Door leading to bathroom and opening into kitchen area.

KITCHEN

Opening up from the main studio room into the kitchen area with a range of fitted units and laminate worktops. White ceiling, emulsion painted walls to part and tiled to the remainder around the worktops. Breakfast bar. Plumbing for washing machine and space for under worktop fridge. There is an electric four ring hob, electric oven and extractor fan. Sink with drainer and taps. Upvc double glazed window with rear aspect overlooking the communal gardens. Light switch, plug sockets and fuse switches. Laminate flooring fitted.

BATHROOM

Door from the main studio room leading into bathroom. White ceiling. Emulsion painted walls to part and tiled to the remainder of the walls. Upvc double glazed fronted window to side aspect. There is a white three piece suite consisting of bath with side panel, mixer tap and shower over, a white wc with cistern and sink in set with chrome effect fittings. Fitted flooring, wall mounted electric heater and ceiling lighting.

PARKING

One allocated parking space.

OUTSIDE

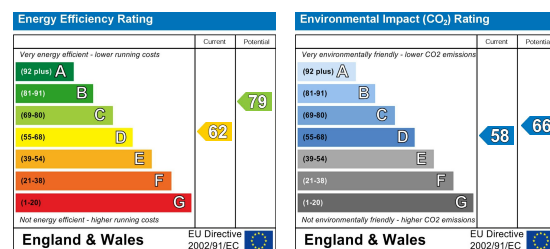
Communal ground mainly laid to lawn for residents to use.

TENURE

The property is Leasehold. We have been advised by the vendor that it is approx 980 years. (This is to be confirmed)

The management charges are approx £650 per annum. (This is to be confirmed)





Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD