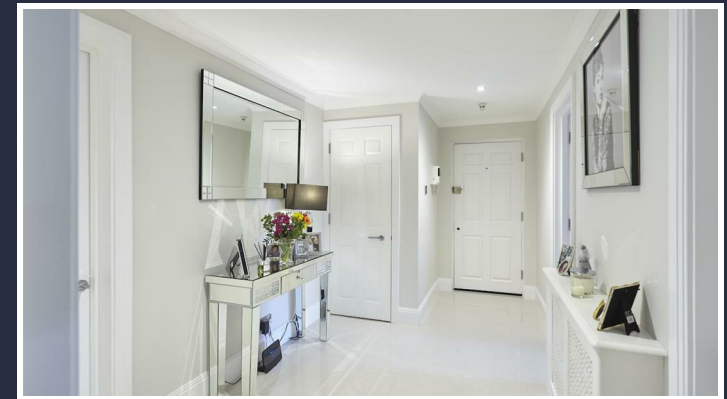




Sandecotes Road

• Poole • Dorset



1 Grandier Court Sandecotes Road, Poole, Dorset BH14 8NX

£299,950

Lloyds Property group are pleased to offer this stunning 1,100+ sq ft refurbished, two double bedroom ground floor apartment situated on the popular Bell Vue Road in Lower Parkstone. Located only a short walk from Ashley Cross, the train station and Penn Hill, this apartment is conveniently placed for any buyer looking to make the most of the social life that BH14 has to offer.

- Two double bedrooms
- Approximately 700 yards to Parkstone Train Station
- Underground parking space
- Ground floor apartment
- Large modern bathroom



Welcome to Sandecotes Road ...

Internally the property has been fully upgraded by the current owner including a bespoke high gloss white kitchen with built in appliances, stunning bathrooms with feature roll top bath, fully tiled en-suite shower room and fitted furniture in Bedroom One and Two.

The tastefully decorated living room and dining room has direct access onto the large, southerly facing terrace which can enjoy the sun the majority of the day. The master bedroom is a superb size with a refitted en-suite shower room and wardrobes. Bedroom Two is also a good sized double bedroom with matching fitted furniture.

Grandier Court is an extremely well run block with manicured grounds and well kept communal areas. There is also ample visitors parking. The allocated parking for this apartment is situated in a secure underground car park and there is lift services to all floors.

With Ashley Cross and railway station roughly half a mile away, this beautifully presented home is a must view!

Tenure: Share of freehold – 999 years remaining

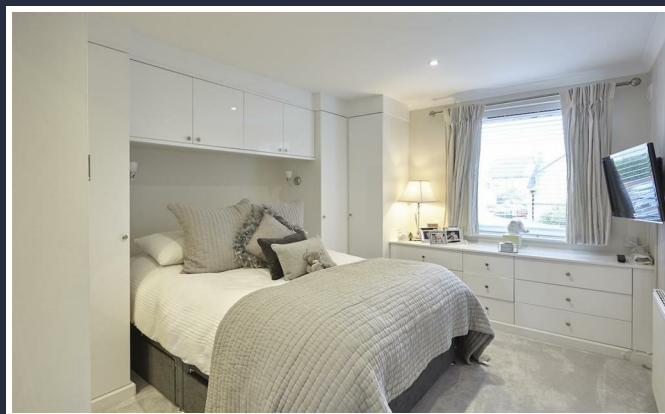
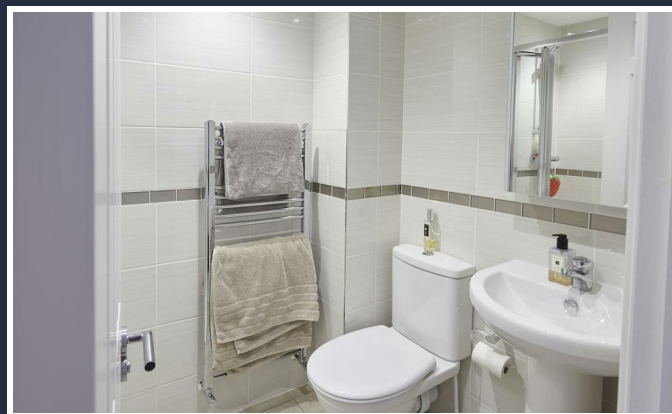
Maintenance: Approximately £1,560 per annum

Ground Rent: N/A

Council tax : Band D

Pets: Not allowed

Sinking Fund: Circa £9,000





Approximate Gross Internal Area
108 sq m / 1,163 sq ft

Illustration for identification purposes only. Measurements are approximate. Not to scale

Viewing Strictly by appointment through Lloyds.
VIEWING 7 DAYS A WEEK Ref: 15039191

Important Notice

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

