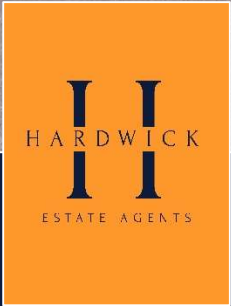




Flat 4, Linthorpe House,
Linthorpe Road, Poole, BH15 2JU



A spacious and modern 1 bedroom first floor flat, with parking, situated in a desirable location close to Poole town centre, Poole Park and Ashley Cross, offered with no chain.

- Well-presented first floor flat
- Purpose-built, low-rise development
- Generous open plan kitchen/sitting/dining room
- Integrated kitchen appliances
- Double bedroom
- Modern bathroom
- Short walk to Poole town centre and Ashley Cross
- Gas central heating & UPVC double glazing
- Allocated parking space
- Communal bike store
- No onward chain

ASKING PRICE:

£175,000 (leasehold)

EPC RATING:

Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THE PROPERTY

A well-presented first floor apartment, ideally situated on Linthorpe Road, offering bright accommodation throughout. The property is accessed via a secure communal entrance with entry phone system, leading into a well-maintained hallway with stairs rising to the first floor.

Upon entering the flat, you are welcomed into a private hallway which provides a practical space for coats and shoes, along with plumbing and space for a washing machine, thoughtfully positioned away from the main living areas.

The heart of the home is a dual aspect open plan living space, filled with natural light and offering a comfortable sitting and dining area. This space seamlessly incorporates a modern fitted kitchen, complete with integrated dishwasher, under counter fridge and freezer.

The apartment further benefits from a double bedroom and a spacious, fully tiled contemporary bathroom, both accessed from the hallway and finished to a modern standard.

Externally, the property includes an allocated parking space for one vehicle, as well as access to a residents' communal brick outbuilding, providing convenient and secure bike storage.

LOCATION

The property is located along Linthorpe Road, offering excellent access to a wide range of local amenities. Poole Hospital is within easy reach, with the town centre just a short walk away, providing a variety of shops, restaurants and leisure facilities. The nearby Poole Park offers beautiful green open spaces, and the vibrant area of Ashley Cross is less than 1.5 miles away, known for its popular bars, cafés and community feel. The property also benefits from excellent transport links, making it an ideal choice for commuters and those looking to enjoy all that the area has to offer.

ADDITIONAL INFORMATION

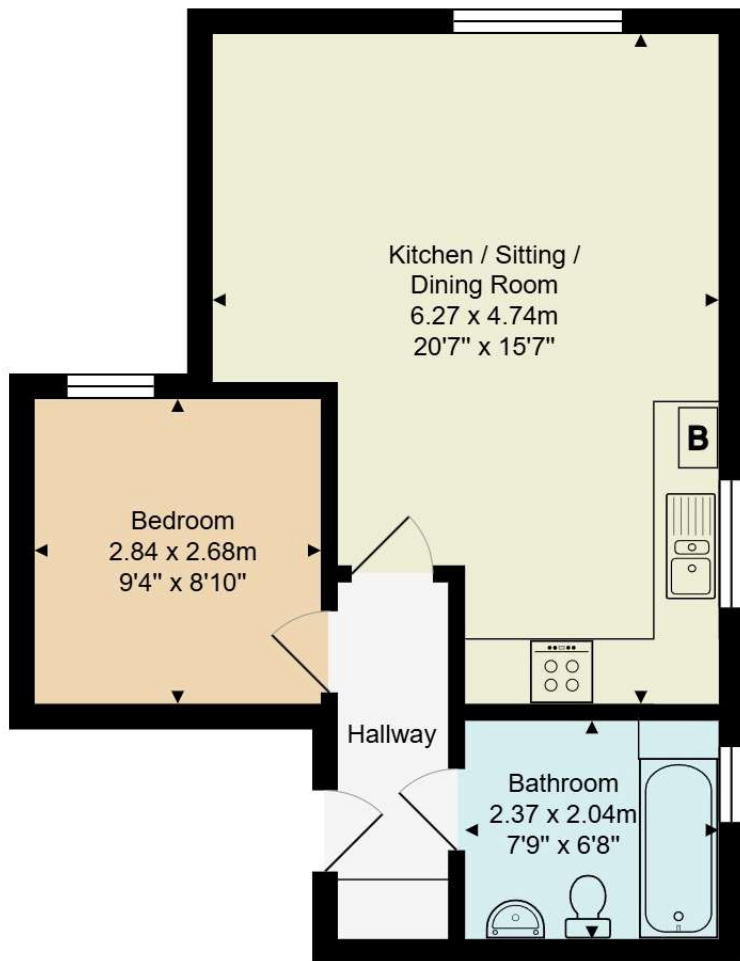
Council tax – B

Tenure – Leasehold

Lease Term – 125 years from August 2014 – 112 years remaining

Service charge – approx. £1,200 per annum (tbc)

Ground rent – approx. £200 per annum (tbc)



First Floor Flat

Total Area: approx 42.3 m² ... 456 ft²

All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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