



42 Sandbanks Road

, Poole, BH14 8BY

Guide price £270,000



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A well presented two bedroom ground floor flat within close proximity of Ashley Cross & Poole Park.

Access to the property is via a communal entrance hall with the front door accessing the flat. The entrance hall has doors leading to all rooms and a large storage cupboard. To the front is the main bedroom which offers generous space and a bay window to the front aspect. The second bedroom benefits from a UPVC double glazed window to the rear aspect.

The modern bathroom is beautifully presented and benefits from part tiled walls and tiled floor, a bath with shower over and glass shower screen, WC, wash hand basin with vanity unit and heated towel rail.

The open plan living area is modern with twists of character throughout. The kitchen benefits from a range of wall mounted and base units with work surfaces over. Integrated appliances include a range oven, dishwasher, washing machine and fridge/freezer. There is a breakfast bar and dining area whilst the cosy lounge area benefits from French doors that lead out to the garden.

Externally, the property benefits from a private, south facing garden with artificial lawn, patio area and decking with a pergola. A side gate provides access to the front of the property. A garden room is located at the rear of the garden and is ideal for a home office or gym area with power, light and a fitted log burner.

On street parking is available nearby and there is a

local authority permit scheme, for around £60 per annum.

Leasehold with 89 years remaining.

The freehold is owned by the first floor flat.

Maintenance is split 50/50 with the first floor flat on an 'as and when' basis.

Sandbanks Road is situated in the residential and sought-after BH14 postcode within walking distance of Ashley Cross and Poole Park. There is an array of independent bars and cafes and the property is just a short drive to Sandbanks Beach. Catchment area for Lilliput Infant school and Baden Powell Middle School. The property is located close to transport links including Parkstone Train Station which offers a direct route to London Waterloo.

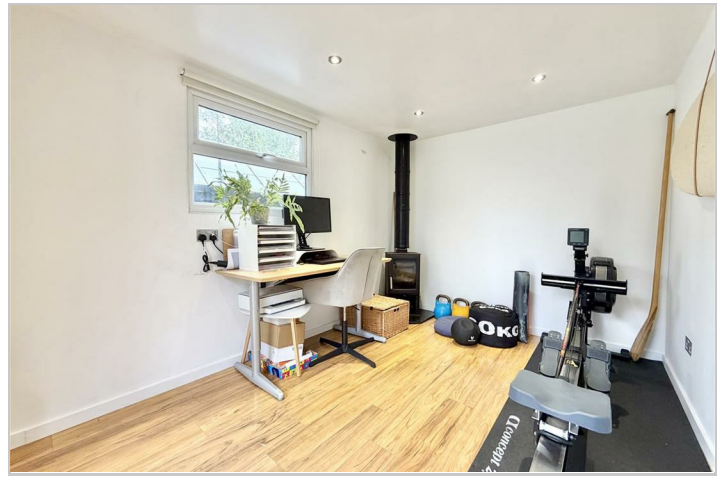
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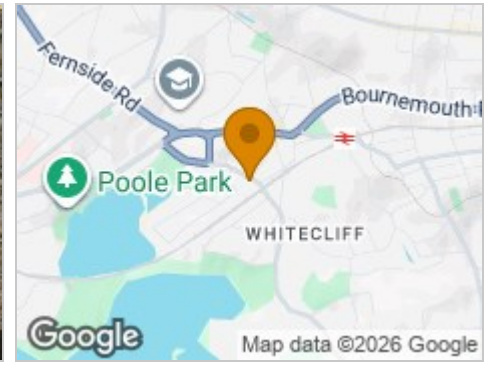
Road Map



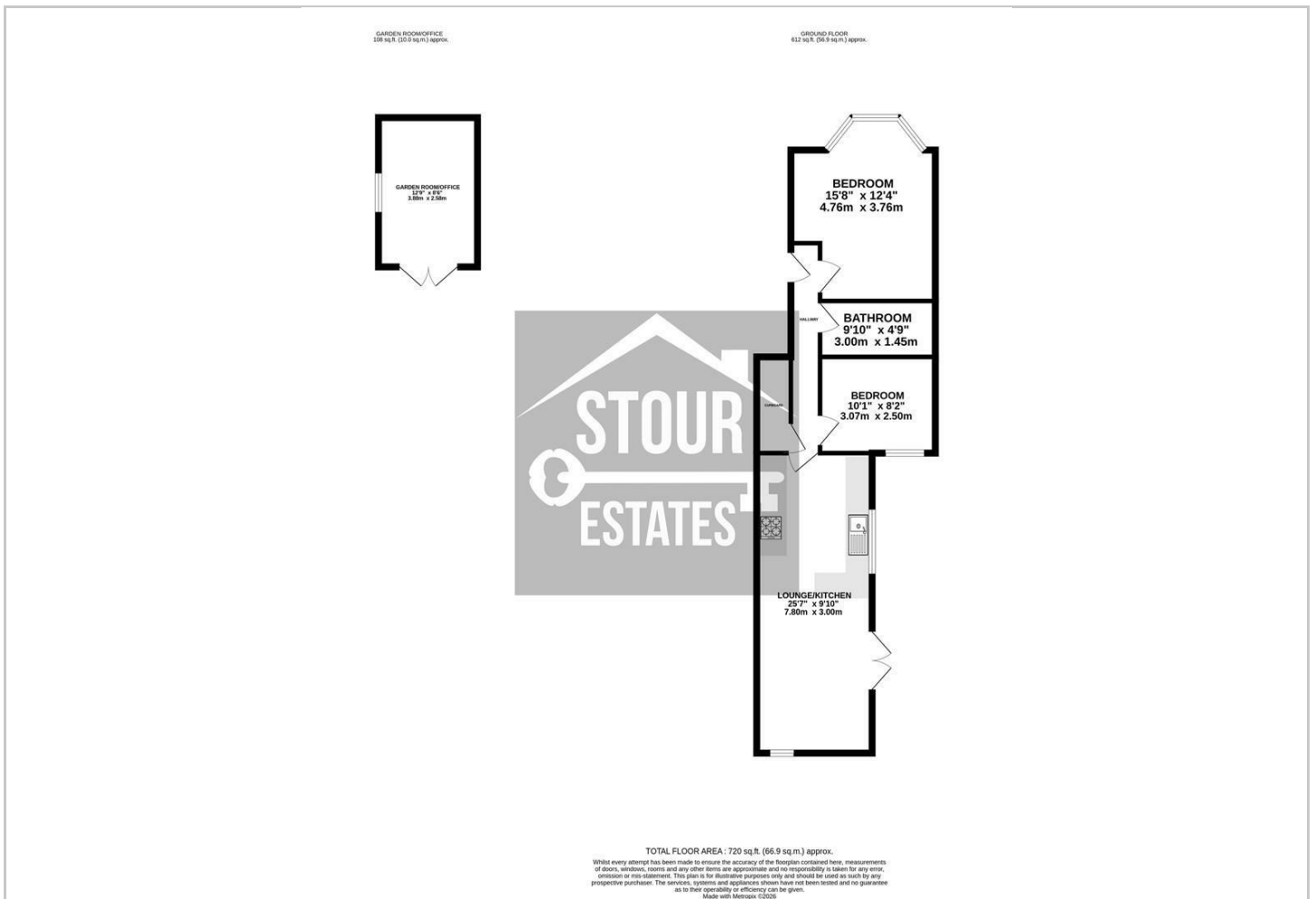
Hybrid Map



Terrain Map



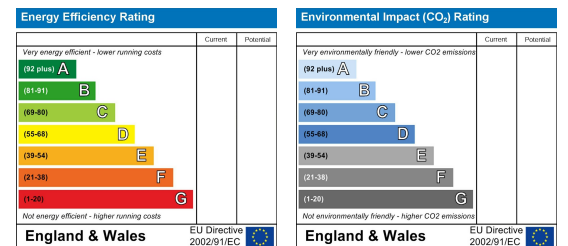
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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