



## Hasler Road, Poole, Dorset, BH17 9AJ

**Guide price £179,950**

CANFORD HEATH, £179,950 Leasehold. Take a look at this spacious first floor purpose built apartment located in Hasler Road, BH17. It has double glazing and gas central heating via a combi boiler. Two good sized double bedrooms. Fitted bathroom with white suite and electric shower over the bath. Fitted kitchen with gas hob and electric oven. There is a spacious dual aspect lounge dining room with laminate flooring. Communal parking on a 'first in, first served' basis. The property is being sold with a new extended lease in place. Offered with NO FORWARD CHAIN. This would make an IDEAL FIRST TIME BUY. Extended lease with 173 years remaining.



## FRONT DOOR AND ENTRANCE HALL

23'7" x 2'11" x 3'8" (7.19 x 0.89 x 1.12)

Solid wooden front door leading into the entrance hall with white ceiling, white papered walls. Part tiled and part carpeted to the flooring. Ceiling lighting. Light switches. Radiator. Built in cupboard for storage. Doors to all rooms.

## LOUNGE/DINING ROOM

22'8" x 10'10" (6.92 x 3.31)

White painted door with glass panels leading into this spacious lounge dining room. White ceiling, white painted walls and dark wood coloured laminate flooring. Ceiling lighting. Light switch, plug sockets and TV socket. Three upvc double glazed windows to rear, side and front aspect creating a lot of natural light in the room.

## KITCHEN

11'4" x 8'4" (3.46 x 2.56)

Doorway leading into this fitted kitchen with white ceiling, part tiled and part painted walls with patterned tiled flooring. Ceiling lighting. A range of fitted units with laminate worktops. Stainless steel sink with drainer and metal taps. Wall mounted Worcester Bosch combi boiler. Radiator. Space and plumbing for washing machine, space for fridge freezer. Stainless steel gas hob and electric oven. Serving hatch into the dining area. Double glazed window.

## BEDROOM ONE (DOUBLE MAIN)

12'3" x 11'4" (3.75 x 3.46)

Door leading into this spacious double bedroom with side facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Double glazed window to side aspect. Radiator. Light switch and plug sockets.

## BEDROOM TWO (DOUBLE)

11'4" x 10'4" (3.46 x 3.16)

Door leading into this double bedroom with side facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Double glazed window. Radiator. Light switch and plug sockets.

## BATHROOM

8'2" x 7'6" (2.49 x 2.31)

Door leading into the bathroom with white ceiling, part tiled and part emulsion painted walls and ceramic tiled flooring. Ceiling lighting. Double glazed window. Wall mounted heated towel rail. White bath with chrome effect fittings and electric shower over bath. White wc with seat and lid and cistern flush. White sink with pedestal and chrome effect fittings.

## STORE/UTILITY ROOM

7'0" x 5'10" (2.15 x 1.79)

Door leading into this utility type store room with lighting and power. Painted walls and fitted flooring. Wall mounted consumer unit. Light switch and plug sockets. Shelving to the back wall area.

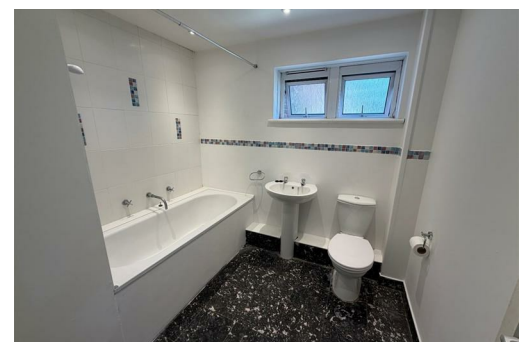
## TENURE

The property is Leasehold. It has a new extended lease in place with 173 years

Ground Rent: TBC

Maintenance Charges: TBC

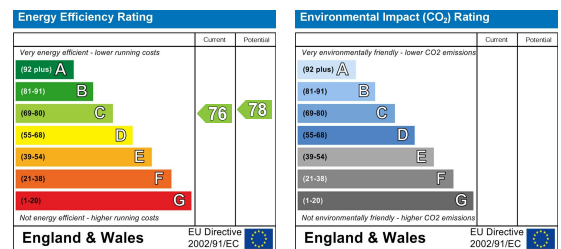
THIS APARTMENT IS OFFERED WITH NO FORWARD CHAIN.





Total area: approx. 73.4 sq. metres (789.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006) Plan produced using PlanUp.



## 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