

3 Western Road

Canford Cliffs, Poole, BH13 7BB

Offers In Excess Of £250,000

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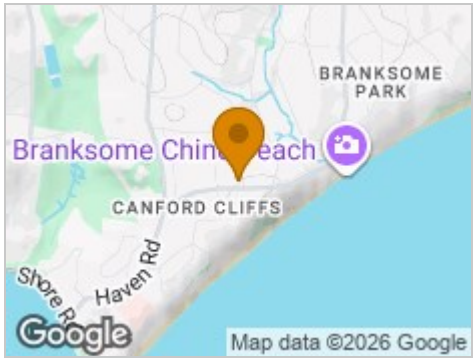
Road Map



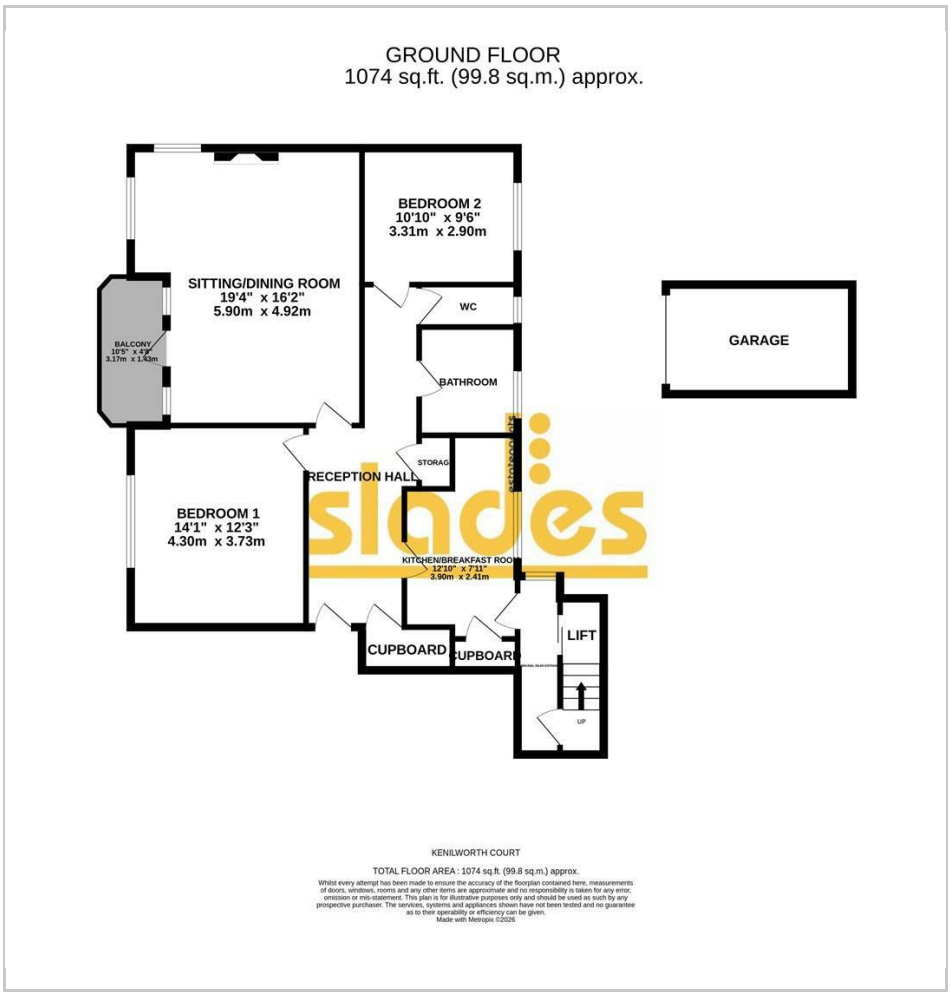
Hybrid Map



Terrain Map



Floor Plan

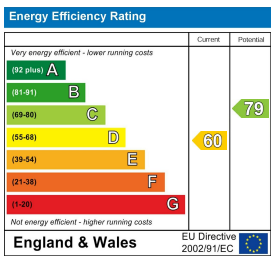


- Spacious First Floor Apartment within BH13
- Generous Size Lounge/Dining Room
- Kitchen
- Family Bathroom
- Two Bedrooms
- Private Balcony
- Requires Some Modernisation
- Garage & Visitors Parking
- No Forward Chain

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk https://www.sladesproperty.co.uk

**** NO FORWARD CHAIN ** A spacious 2 bedroom first floor apartment requiring UPDATING with private SOUTHERLY BALCONY AND GARAGE within a level walk to the Village.**





The accommodation with approximate room sizes comprises of a shared entrance to the front of the property with door entry system and stairs servicing all floors. Flat 3 is located upon the first floor. There is a further entrance to the rear, with a LIFT (there is an additional maintenance charge if use of the lift is required) and further staircase which provides easier access to the recently built single garage at the rear.

RECEPTION HALL
14'1" x 6'6" (4.3 x 2)

LOUNGE/ DINING ROOM
19'4" x 16'0" (5.9 x 4.9)
Windows to the front and side elevations.

SOUTHERLY FACING BALCONY

KITCHEN/ BREAKFAST ROOM
12'9" x 7'10" (3.9 x 2.4)
Window to the rear elevation. Useful pantry cupboards. Door to rear access, (lift subject to agreeing uplift of maintenance charge with the managing agents) and stairs to parking/ garage area.

BEDROOM 1
14'1" x 12'1" (4.3 x 3.7)
Window to the front elevation and extensive built in wardrobes.

BEDROOM 2
10'9" x 9'6" (3.3 x 2.9)
Window to the rear elevation.

BATHROOM
7'6" x 6'10" (2.3 x 2.1)
Modern suite. Window to the rear elevation.

WC
Window to the rear elevation.

GARAGE
The garage is modern construction having been built approx 4 years ago.

OUTSIDE
The communal grounds which surround the property are well maintained with flower and shrub borders, lawned areas and ample parking.

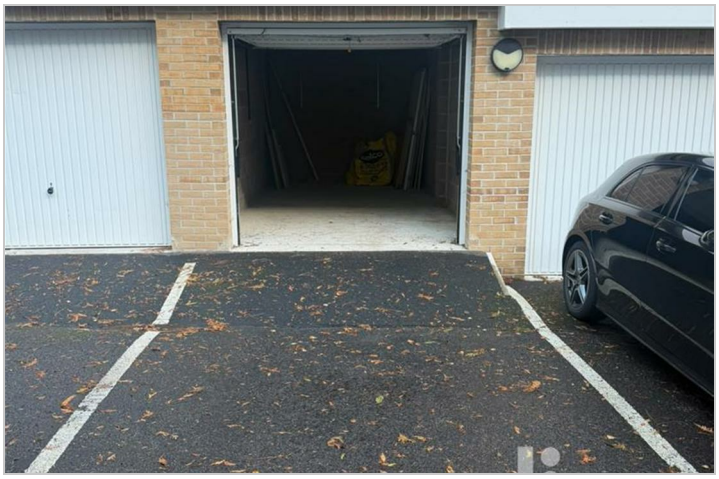
TENURE
999 years from 1958
Fixed ground rent of £15.75pa (not collected for past 15 years)
Service charge £1320.61 half yearly (£2642 pa)
















slades
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