



HEARNES

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**Sandon House, 641-643 Blandford Road
Upton, Poole, Dorset, BH16 5ED**

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Leasehold Price OIEO £205,000

A stylish and immaculately presented top (2nd) floor apartment with two double bedrooms, a superb open plan kitchen/living/dining area and a private and sheltered roof garden. This lovely apartment also benefits from 2 allocated parking spaces, gas heating, double glazing, a security entryphone system and is located within 650 metres of Lytchett Bay Nature Reserve.

- A stunning 2 double bedroom top floor (2nd floor) apartment
- Generous entrance hall with high gloss tiled floor and a storage cupboard
- Stylish open plan kitchen/living/dining area with a contemporary kitchen fitted which has a range of high gloss cream units with complimentary work tops and includes integrated dishwasher, integrated washing machine and integrated fridge/freezer
- 2 bathrooms including en-suite shower room to master bedroom
- Private roof garden accessed via sliding doors from the lounge
- 2 allocated parking spaces & 2 visitor spaces
- Gas central heating & double glazing
- Sandon House was completed in 2011 and is a contemporary apartment block consisting of 13 flats over 3 floors with contemporary carpeted stairway access, security entryphone system and ample parking.

Sandon House is located within 400 metres of local shops, just over ½ a mile from Upton Country Park which is an award winning park perfect for families, offering 160 acres of gardens, woodland & parkland. Poole Town Centre is just over 2.6 miles away with an extensive range of shops, bars and restaurants.

COUNCIL TAX BAND: C EPC RATING: C

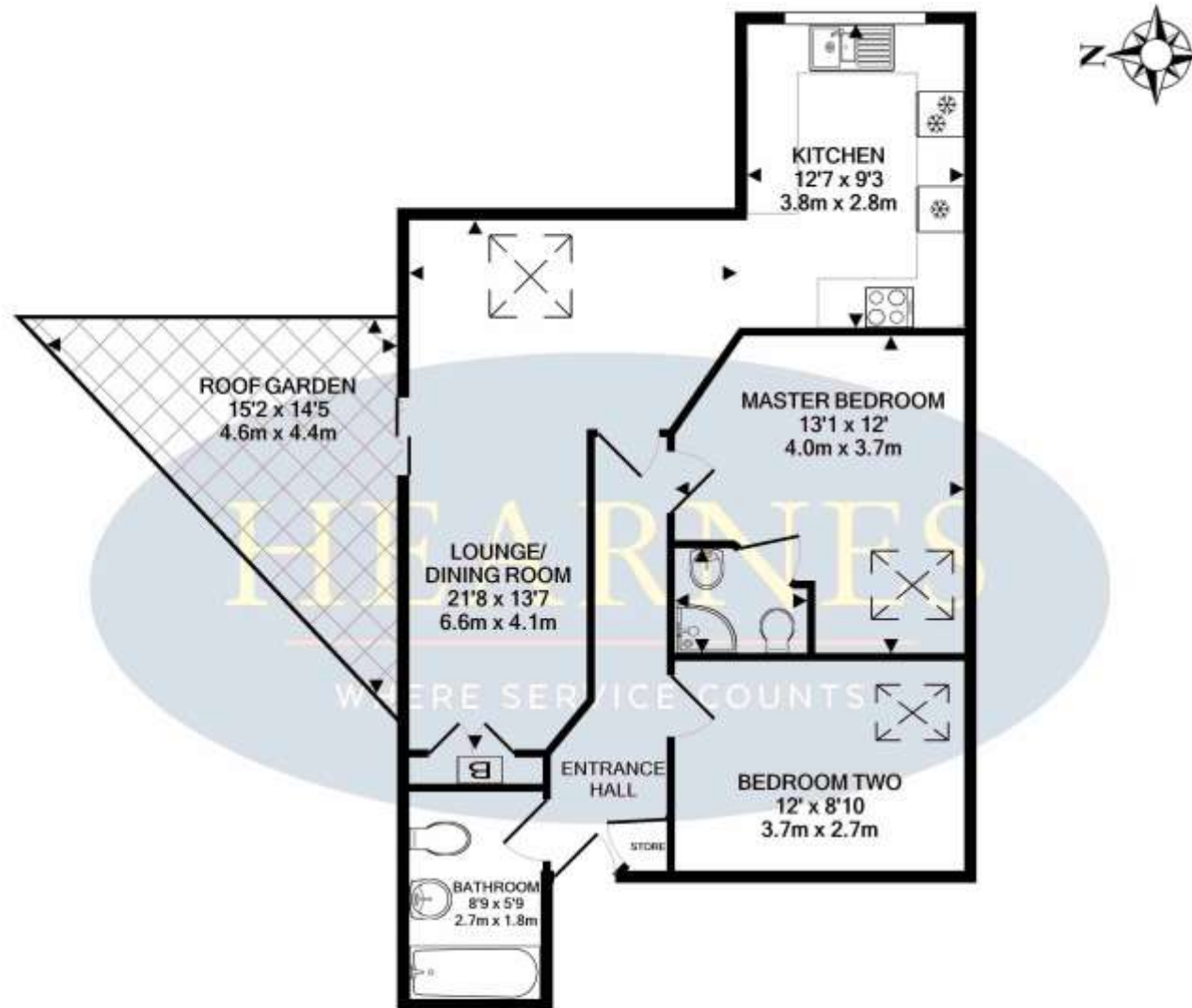
Term of Lease: 125 years from 2011

Maintenance Charges: Approximately £1,400 Per Annum

Ground Rent: Approximately £200 Per Annum

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

