



**Hasler Road, Canford Heath
Poole, Dorset, BH17 9AL**

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Leasehold Price £179,950

A spacious 2 double bedroom ground floor apartment with a generous lounge/diner with doors onto the communal garden, separate kitchen, large shower room and set within easy reach of local schools and within a mile of Canford Heath Nature Reserve. The property benefits from a large storage cupboard, gas central heating, double glazing, entry phone system and communal parking. The property has a modern internal décor, wood effect laminate flooring throughout and viewing is highly recommended.

- Ground floor 2 double bedroom flat
- Double doors from main reception room out to the communal gardens
- Spacious accommodation
- Modern fitted kitchen with cooker, washing machine and serving hatch to the dining area
- Large shower room
- Good size storage cupboard in the entrance hall
- Communal parking
- Gas central heating and double glazing
- Wood effect laminate flooring throughout and modern internal décor
- Entry phone system
- 3 children's' playgrounds in the development

This development is set in Hasler Road and contains many 2-bedroom apartments, all low-rise blocks, set with gardens and children's play areas around. The development is conveniently located just over 1.5 miles to Tower Park Leisure Complex, 2.5 miles from Poole Park and 3 miles to Poole Town Centre offering a variety of high street shops, cafes, and restaurants. The local shops at Broadstone are just over a mile away.

Term of Lease: 88 years remaining

Maintenance Charges: Approximately £113 per quarter

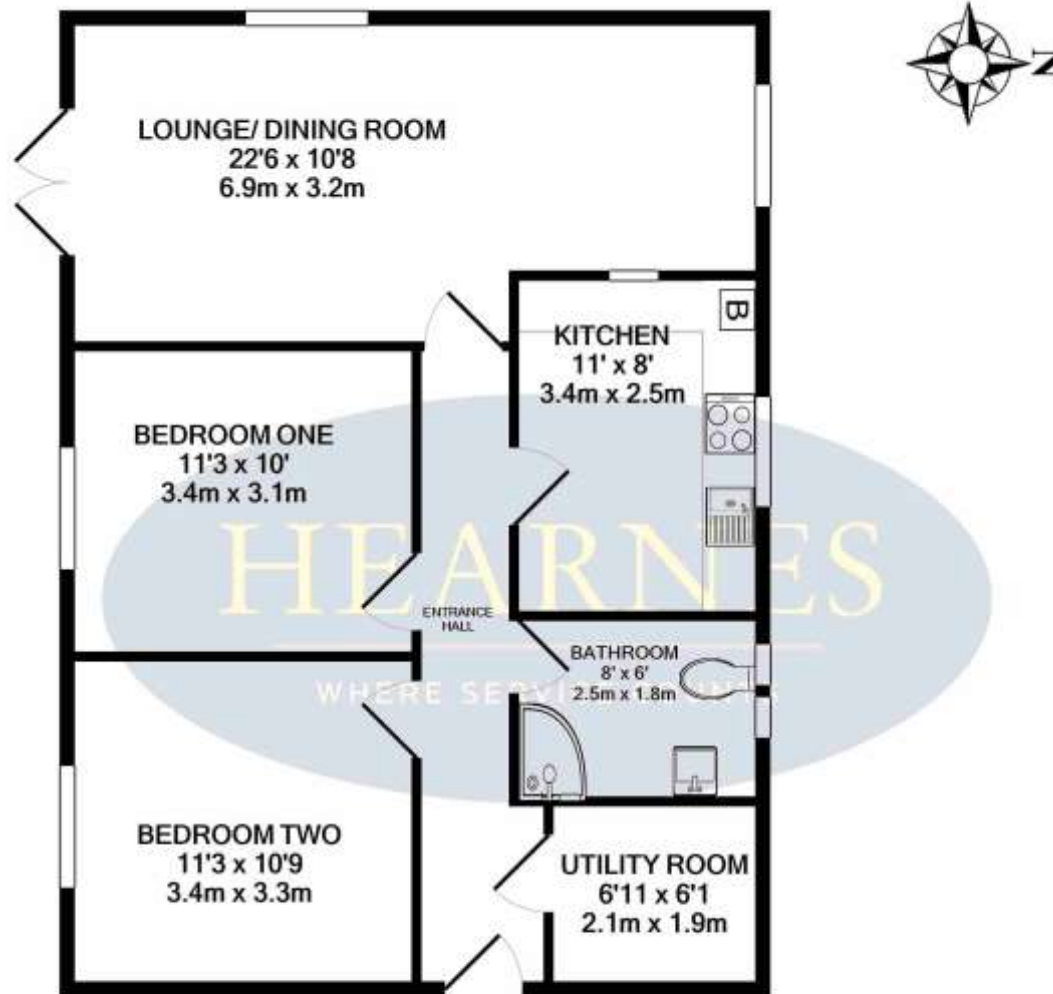
Ground Rent: N/A

COUNCIL TAX BAND: B

EPC RATING: C

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 706 SQ.FT. (65.6 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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