



HEARNES

WHERE SERVICE COUNTS

**Grandier Court, 20 Sandecotes Road
Poole, Dorset, BH14 8NX**

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Share of Freehold £282,500

An immaculate and deceptively spacious 1st floor apartment with 2 double bedrooms, a fantastic lounge with a balcony that catches the sun from late morning to sunset and a stunning kitchen/dining room. The property also benefits from secure underground parking and is located just over ½ a mile from the bars and restaurants in Penn Hill and a similar distance from Ashley Cross and Parkstone Train Station.

- 2 double bedroom, 1st floor apartment
- Stunning kitchen/dining room with a range of high gloss units, adjoining wooden worktops and includes an oven, hood and gas hob, freestanding appliances which are available subject to separate negotiation; these include, fridge/freezer, washing machine, dishwasher and tumble dryer
- Balcony which enjoys the sun from late morning until sunset
- Family bathroom with white suite and shower attachment
- Generous master bedroom which has an en-suite shower room with heated towel rail and mains fed shower
- Gas central heating & double glazing
- Underground secure car park with electric up and over door and space for one car, also accessed via passenger lift
- Communal sauna and gymnasium access via lift
- Grandier Court includes 10 flats including the penthouse and was built in 1990 and benefits from security entryphone system & passenger lift to all floors
- 3 visitors parking spaces

Grandier Court is just over half a mile from Penn Hill with its café culture offering a range of bars, restaurants, shops and a patisserie. Branksome Park is just over a mile away and provides a lovely walk through the Chine to Branksome Beach. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. In terms of schooling, the property currently falls into the Baden Powell and Courthill School catchment areas.

COUNCIL TAX RATE: D EPC RATE: C

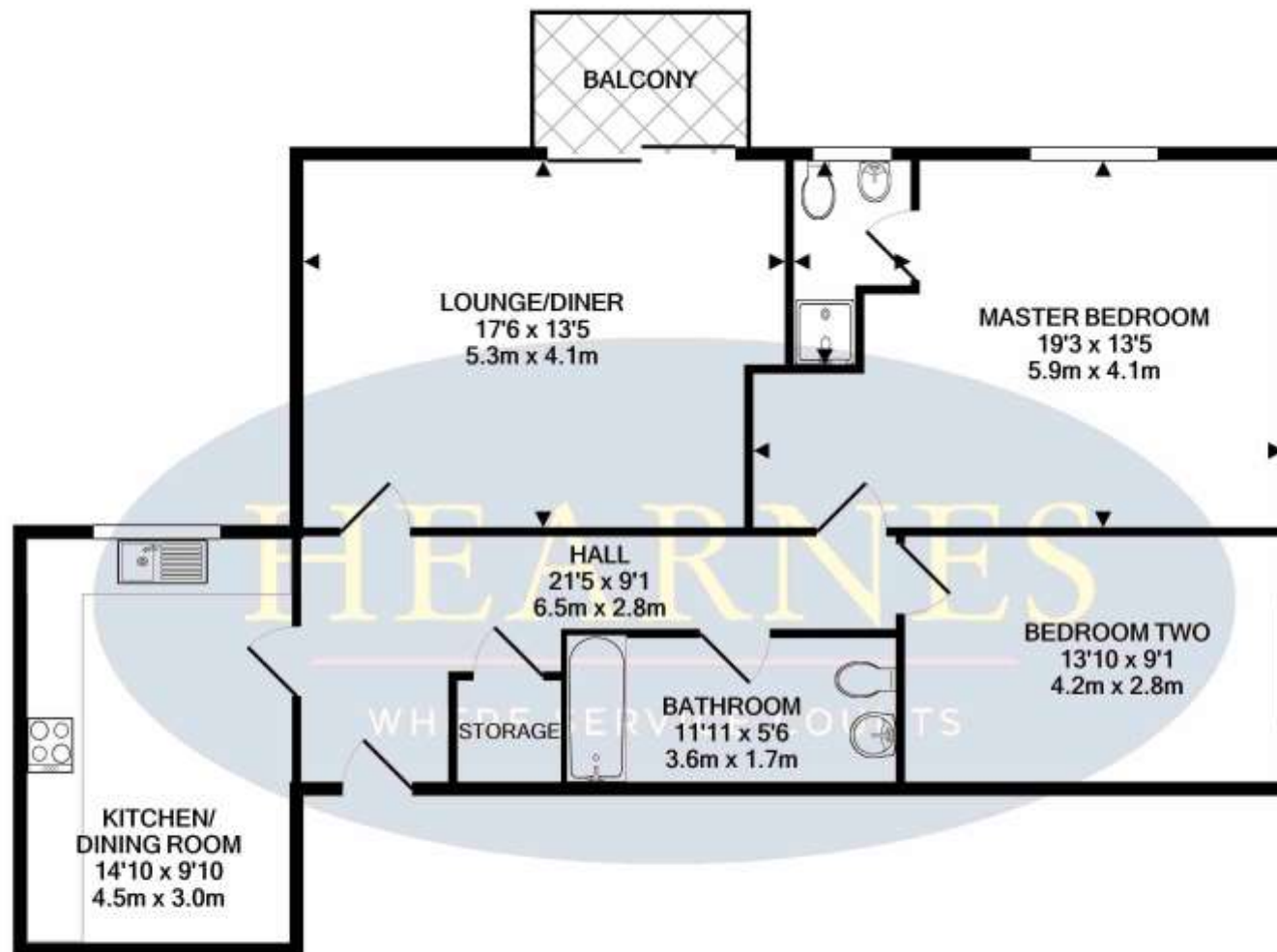
Term of Lease: 999 years from 1994 plus share of freehold

Ground Rent: N/A

Maintenance Charges: Approximately £97 Per Calendar Month



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 940 SQ.FT. (87.4 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



Ashley Cross



Branksome Chine Beach