



2 bed apartment to buy in BH12

Chubbs Mews, Poole, Dorset, BH12 2LL

£140,000 Starting Bid

 x 2  x 1

Tenure

Leasehold

Permit Parking parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Purpose-Built Modern Second
Floor Flat
- ✓ 2 Double Bedrooms
- ✓ Outside Secure Storage Space
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000. A Lovely & Bright 2 Double Bedroom Purpose-Built Second floor Flat, Tucked Away In Chubbs Mews Cul-de-Sac Just moments From The Ashley Road Shops. Offered Vacant With No Forward Chain.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

****CHAIN-FREE**** A WELL PRESENTED AND LIGHT 2 DOUBLE BEDROOM PURPOSE-BUILT SECOND FLOOR FLAT WITH RESIDENTS' PERMIT PARKING, located in a cul-de-sac conveniently near to the Ashley Road shops and bus routes. Within easy reach are the New Forest, Bournemouth International Airport and the town centres of Bournemouth and Poole, which offer a wide range of shopping, entertainment and recreational facilities. Train services to London Waterloo run from Branksome, Parkstone, Bournemouth and Poole Stations and there are ferry sailings from Poole to Cherbourg. Situated on the South Coast, to the South, are the safe sandy beaches of Poole Bay and Poole Harbour, renowned for its fishing and boating facilities.

The accommodation, with approximate room sizes, comprises the following:

ENTRANCE: Timber framed door, with spy hole, to:

HALLWAY: Radiator, power points, ceiling light point, storage cupboard, entryphone receiver, access hatch to loft, wall mounted consumer unit. Doors to:

LOUNGE/DINING ROOM: 17'4" (5.28m) x 10'0" (3.05m). Front aspect UPVC double glazed window, side aspect timber framed double glazed Velux window. Radiator, telephone point, TV point, power points, ceiling light point. Arch to:

KITCHEN: 13'2" (4.01m) into recess x 8'2" (2.49m). Side aspect UPVC double glazed window. Range of floor and wall mounted cupboards and drawers, tall shelved storage cupboards, rolled edge work surfaces, inset one-and-a-half bowl single drainer stainless steel sink with mixer tap. Electric oven fitted under worksurface, inset gas hob with extractor hood over, space and point for fridge/freezer, space and plumbing for washing machine. Wall mounted Glow Worm gas combi boiler in cupboard. Tiled splashbacks, radiator, power points, ceiling light point.

BEDROOM 1: 12'8" (3.86m) x 11'9" (3.58m) into door recess. Front and side aspect timber framed double glazed Velux windows. Radiator, power points, ceiling light point.

BEDROOM 2: 16'4 (4.98m) x 8'4" (2.54m) -irregular shape. Two front aspect timber framed double glazed Velux windows. Radiator, TV point, power points, ceiling light point.

BATHROOM/WC: 8'11" (2.72m) x 5'8" (1.73m). Side aspect timber framed double glazed Velux window. Panelled bath with mixer tap/hand held shower attachment, low level WC, pedestal wash hand basin. Part tiled walls, heated towel rail, ceiling light point, extractor fan.

OUTSIDE:

Communal Gardens: Mostly laid to lawn. Washing drying area. Secure individual storage shed.

Parking: Residents' permit parking (not allocated).

LEASE: We are advised by the vendor that 81 years are remaining of the lease term. The vendor informs us that a lease extension will be in place on completion of the purchase.

MAINTENANCE: The vendor informs us that £490.04 is payable per annum (26/27).

GROUND RENT: The vendor informs us that £359.97 is payable per annum.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 81

Annual Ground Rent Amount: £360.00

Annual Service Charge Amount: £490.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Permit Parking, Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	S1	S1
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Chubbs Mews, Poole, Dorset, BH12 2LL

Contact your local branch today for more information on this property:

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