



Wilson Court, 69a Good Road, Poole, BH12 3HP

Offers In Excess Of £165,000

- One Double Bedroom
- Superb Open Plan Living Space
- Modern Shower Room
- High Specification Throughout
- Ideal First Time Buy Or Buy To Let
- Modern Purpose Built Flat
- Modern Kitchen Area With Full Integral Appliances
- Parking Space
- Share Of Freehold
- Early Viewing Advised

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BEAUTIFULLY PRESENTED SECOND FLOOR FLAT / HIGH SPECIFICATION THROUGHOUT / SHARE OF FREEHOLD >>> Greys Estate Agents are delighted to offer for sale this beautifully presented second floor flat situated in a popular position in Parkstone, Poole. The property comprises: Entrance hall, one double bedroom, superb open plan living space with a modern fully fitted kitchen and a modern shower room. Other benefits include UPVC double glazing, parking space and use of a secure bike store. An ideal starter home or a buy to let. For Further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: B



Entrance Hallway

Open Plan Living Space

17'4" max x 14'7" max (5.29 max x 4.47 max)

Bedroom

13'1" x 7'10" (4.00 x 2.40)

Shower Room

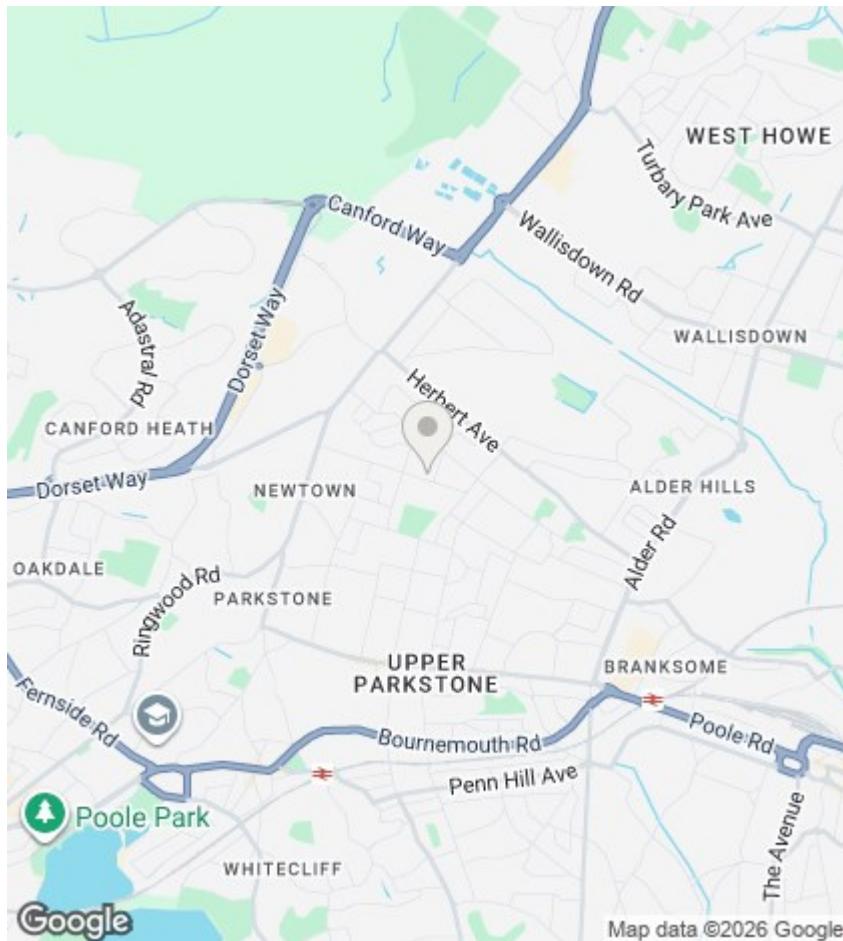
7'6" x 6'9" (2.30 x 2.08)

Tenure

Share of freehold.

Service Charge - £596 per 6 months

Council Tax - Band B



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

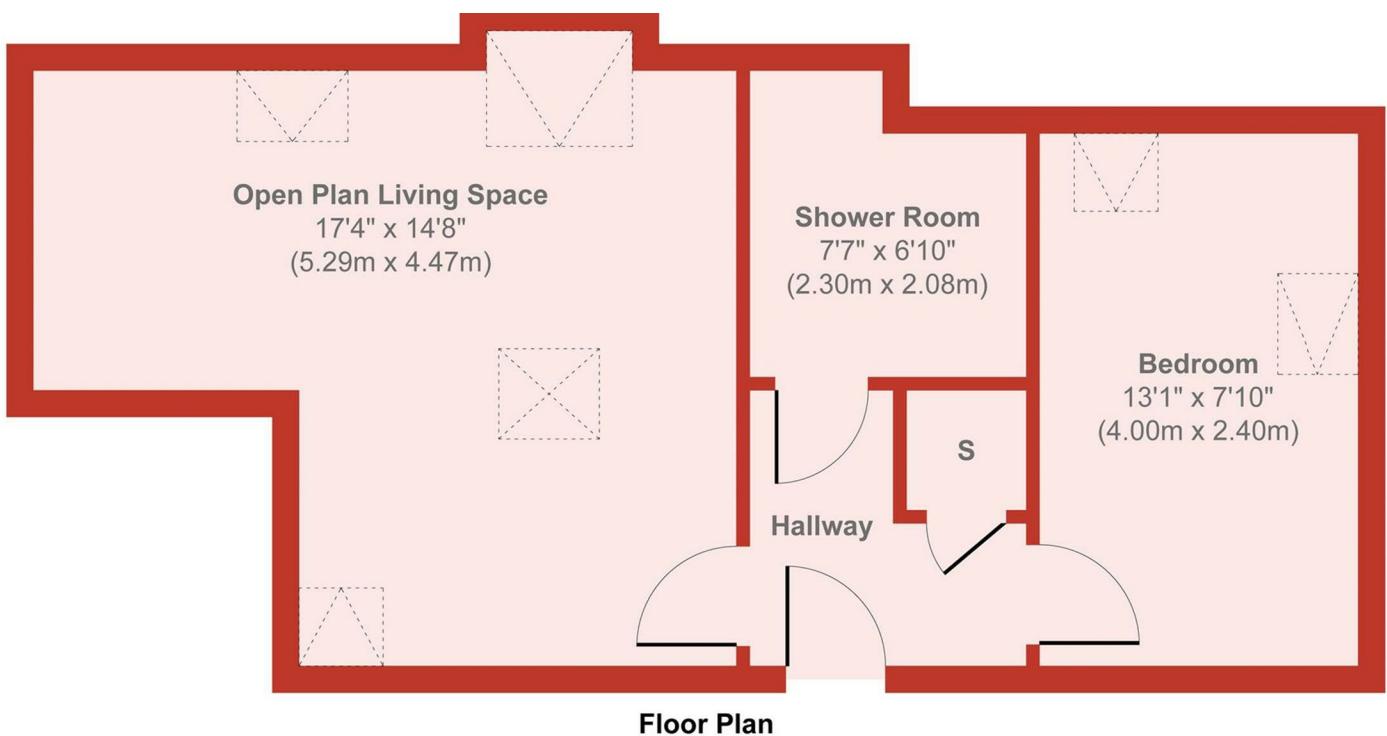
Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 84 | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Approx. Gross Internal Floor Area 420 sq. ft / 39.07 sq. m