



Julian Court, 177 Bournemouth Road, Poole, BH14 9HT

**£189,950**

- Two Double Bedrooms
- Lounge / Dining Room
- UPVC Double Glazing
- Garage & Off Road Parking
- Close To Amenities & Bus Routes

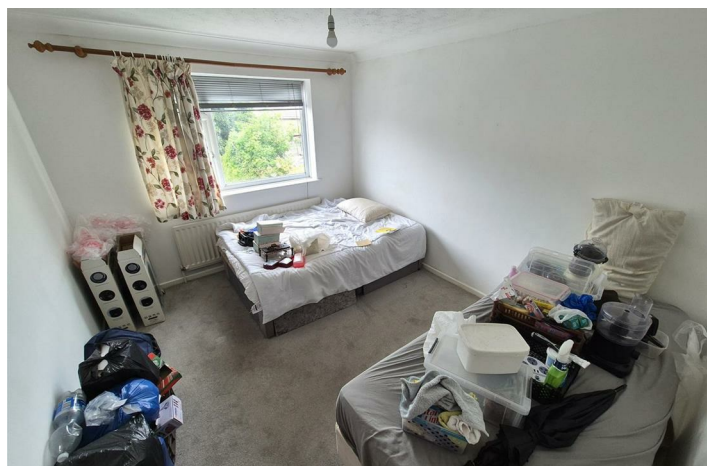
- Spacious Top Floor Flat
- Share Of Freehold
- Gas Central Heating
- Ideal FTB / BTL
- No Forward Chain

# Julian Court, 177 Bournemouth Road, Poole BH14 9HT

NO FORWARD CHAIN / SHARE OF FREEHOLD >>> Greys Estate Agents are delighted to offer for sale this top floor flat situated close to amenities in Lower Parkstone, Poole. Benefits include two bedrooms, lounge, separate kitchen, bathroom, off road parking and a garage.



Council Tax Band: B



### Lounge

18'5" x 9'11" (5.634 x 3.029)

### Kitchen

10'2" x 6'9" (3.100 x 2.066)

### Bedroom One

11'4" x 10'0" (3.473 x 3.053)

### Bedroom Two

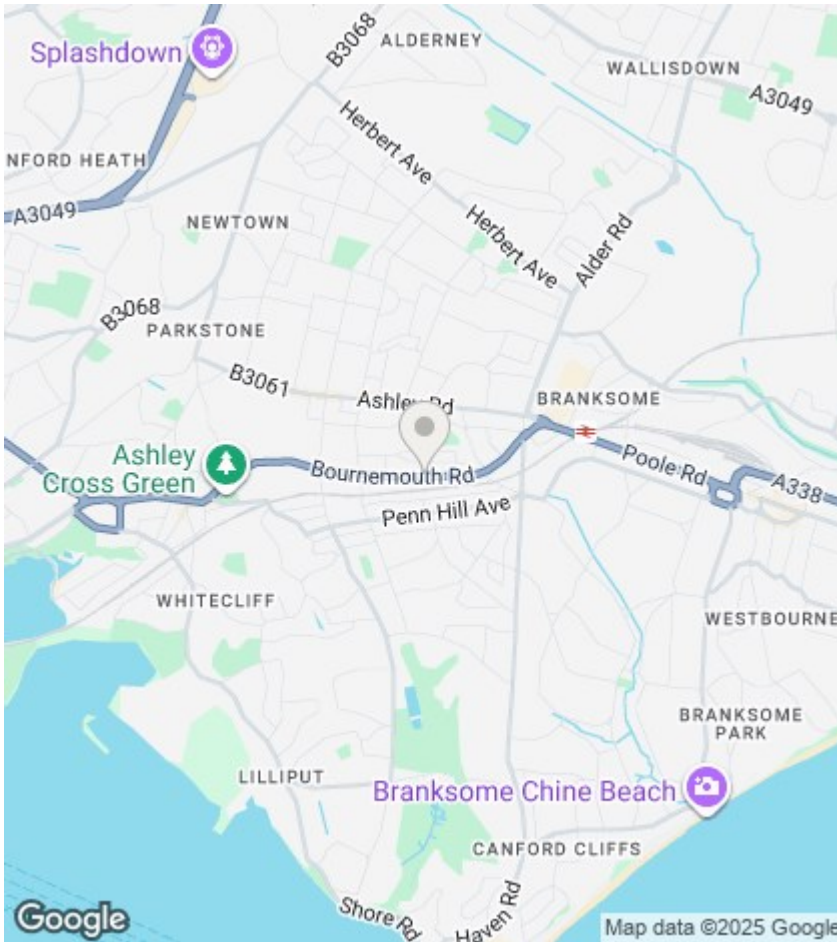
10'10" x 6'10" (3.307 x 2.089)

### Bathroom

### Tenure - Share Of Freehold

Maintenance is approximately £1200pa

There will be a new 999 year lease issued on completion



## 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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

