



Phyldon Road, Parkstone, Poole, BH12 3DQ

Asking Price

**£245,000**

- Two Double Bedrooms
- Share Of Freehold
- Garage & Off-Road Parking
- Quiet Position Close To Amenities
- Gas Central Heating
- Spacious First Floor Flat
- Private Southerly Facing Rear Garden
- Generously Sized Lounge / Diner
- UPVC Double Glazing
- Viewings Recommended!

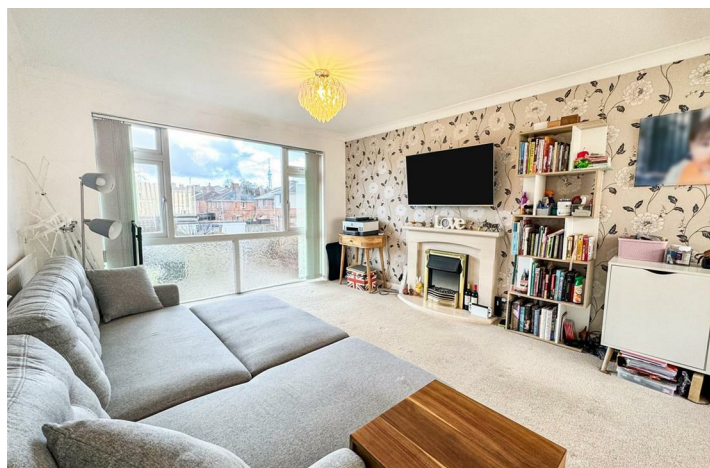


# Phyldon Road, Parkstone, Poole, BH12 3DQ

SHARE OF FREEHOLD / SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT / PRIVATE SOUTH FACING REAR GARDEN >>> Greys Estate Agents are pleased to present for sale this well presented first floor flat situated in Phyldon Road in Parkstone, Poole. The property comprises; Two double bedrooms with fitted wardrobes, spacious lounge / diner, kitchen and family bathroom. Further benefits include its quiet position, a private southerly rear garden, garage, off-road parking, UPVC double glazing and gas central heating. Please note pets are also permitted under the lease. For further information, or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: B





**Lounge/Diner**  
(6.40m x 5.15m)

**Kitchen**  
(3.00m x 2.20m)

**Bedroom One**  
(3.75m x 3.10m)

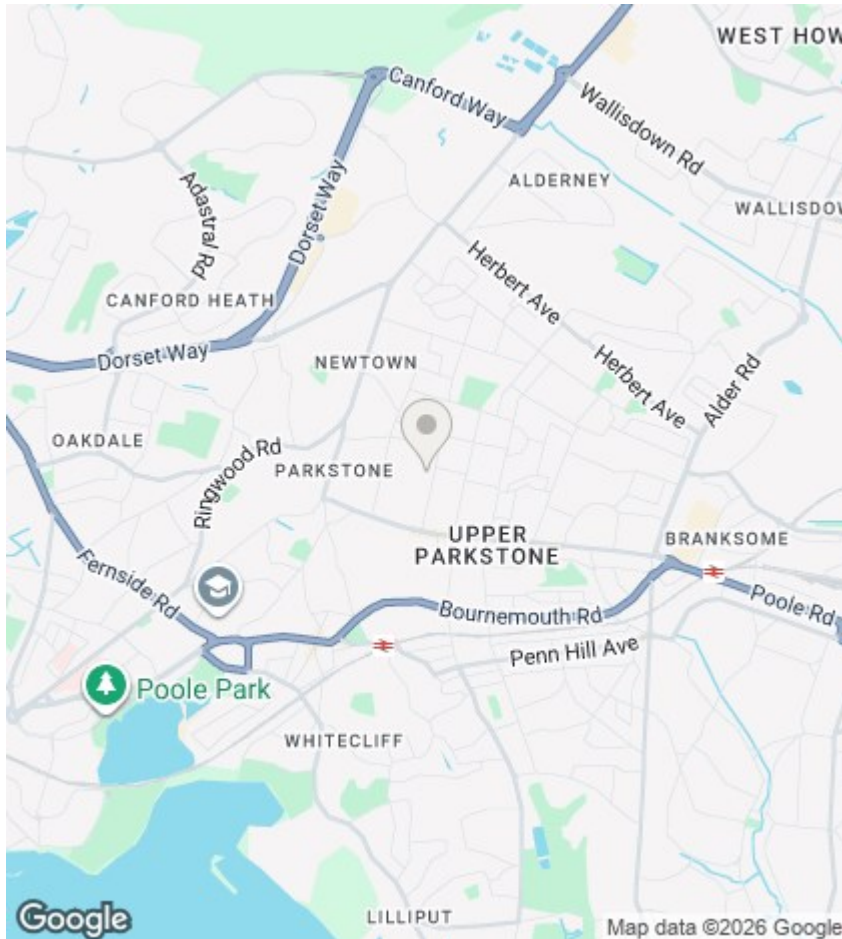
**Bedroom Two**  
(3.20m x 3.10m)

**Bathroom**  
(2.30m x 1.75m)

**TENURE - SHARE OF FREEHOLD**

Please note the property has a share of freehold, which has approximately 985 years remaining. The maintenance costs are on an as and when basis.





## 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:

C

| 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>                            | 73                      | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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 |           |



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit