



Cromwell Road, Poole, BH12 2NS

- Two Double Bedrooms
- Private Garden
- Well Presented
- Close To Ashley Road Shops / Main Bus Routes
- No Forward Chain

O.I.R.O £200,000

- Character First Floor Flat
- Off Road Parking
- Gas Central Heating / UPVBC Double Glazing
- Approx 121 Year Lease
- Pets Allowed

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NO FORWARD CHAIN / CHARACTER FLAT / TWO DOUBLE BEDROOMS / PRIVATE GARDEN / OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer for sale this well presented first floor flat situated in Cromwell Road, Parkstone, Poole. The property comprises: Two double bedrooms, lounge, kitchen and a bathroom. Other benefits include gas central heating, UPVC double glazing, off road parking and a private garden. For further information or to arrange a viewing, please contact Greys of Parkstone.



Council Tax Band: A



Entrance Hall

Lounge

11'10" x 11'9" (3.63m x 3.60m)

Kitchen

15'0" x 10'5" (4.59m x 3.20m)

Bedroom One

11'5" x 9'9" (3.50m x 2.98m)

Bedroom Two

11'5" x 10'2" (3.48m x 3.10m)

Bathroom

11'5" x 8'0" (3.50m x 2.44m)

Tenure

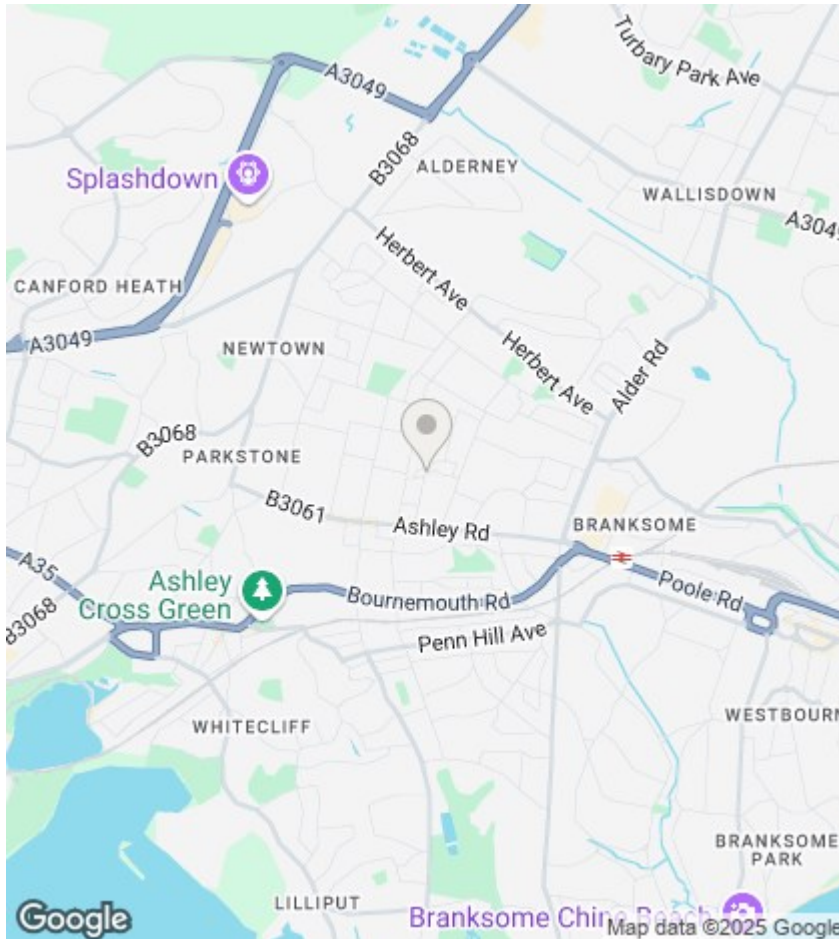
Leasehold with approx 121 years remaining.

Ground Rent - £200 / annum

Maintenance - As and when basis.

Council Tax Band - A

Pets Allowed.



Agents Note

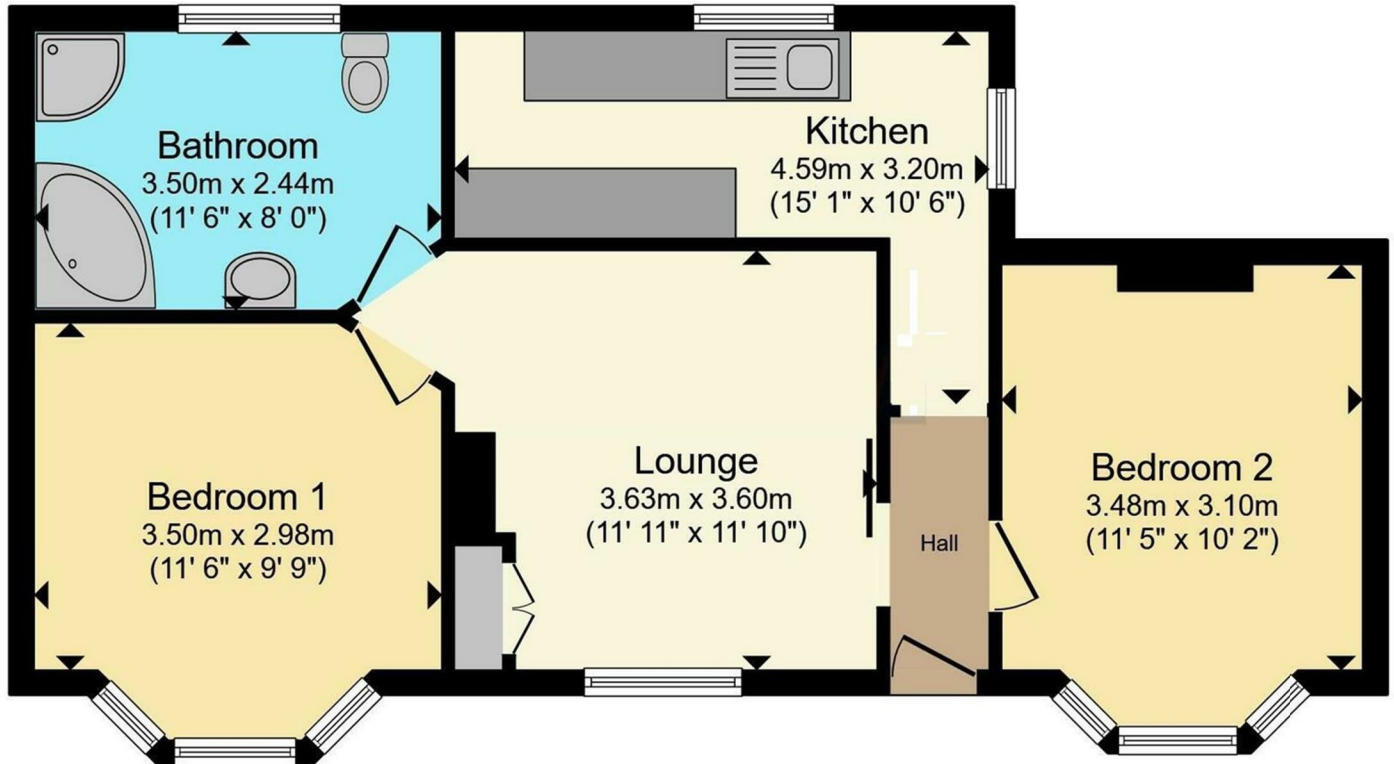
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



Total floor area 57.8 m² (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com