



Poole Road, Branksome, Poole. BH12 1DH

**Offers In Excess Of £150,000**

- Two Bedrooms
- Well Presented
- Gas Central Heating / UPVC Double Glazing
- Close To Branksome Railway Station
- Pets Allowed

- Second Floor Flat
- Modern Kitchen And Bathroom
- On Main Bus Route
- No Forward Chain
- Small South Facing Rear Balcony



# Poole Road, Poole BH12 1DH

NO FORWARD CHAIN / WELL PRESENTED TWO BEDROOM FLAT >>> Greys Estate Agents are delighted to offer for sale this well presented second floor flat situated on a main bus route and a few moments walk from Branksome mainline railway station serving both Poole and Bournemouth. The property comprises: Two bedrooms, lounge/diner, modern kitchen and bathroom. Other benefits include gas central heating and UPVC double glazing. Ideal FTB or Buy to Let. For further information or arrange a viewing, please contact Greys of Parkstone.



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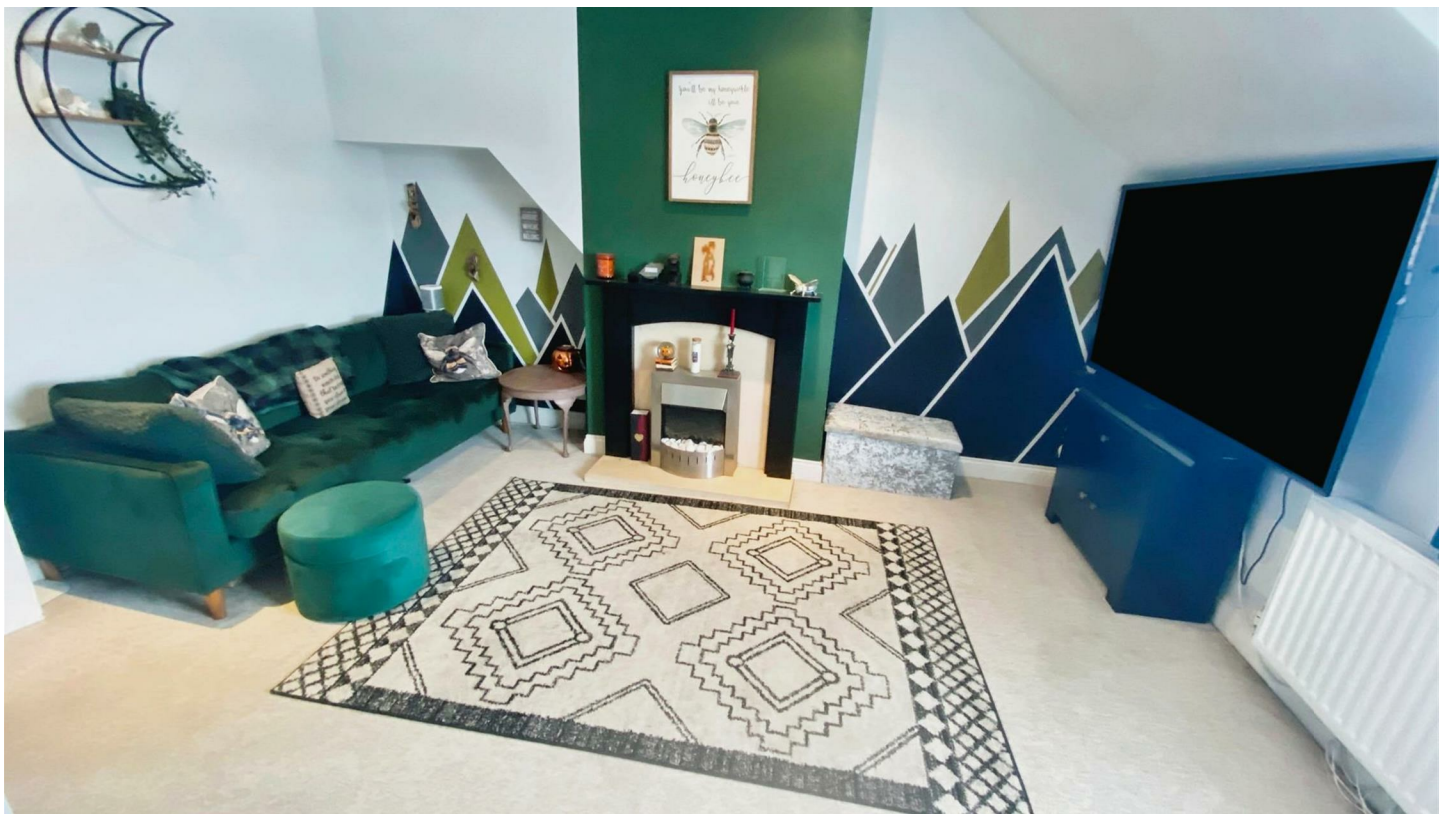


1



C

Council Tax Band: A



### Entrance Hall

### Lounge / Diner

15'7" x 13'6" (4.75 x 4.14)

### Kitchen

10'4" x 5'10" (3.15 x 1.8)

### Bedroom One

11'8" x 8'11" (3.56 x 2.72)

### Bedroom Two

13'10" x 6'2" / 8'6" max (4.22m x 1.88m / 2.59m" max)

### Bathroom

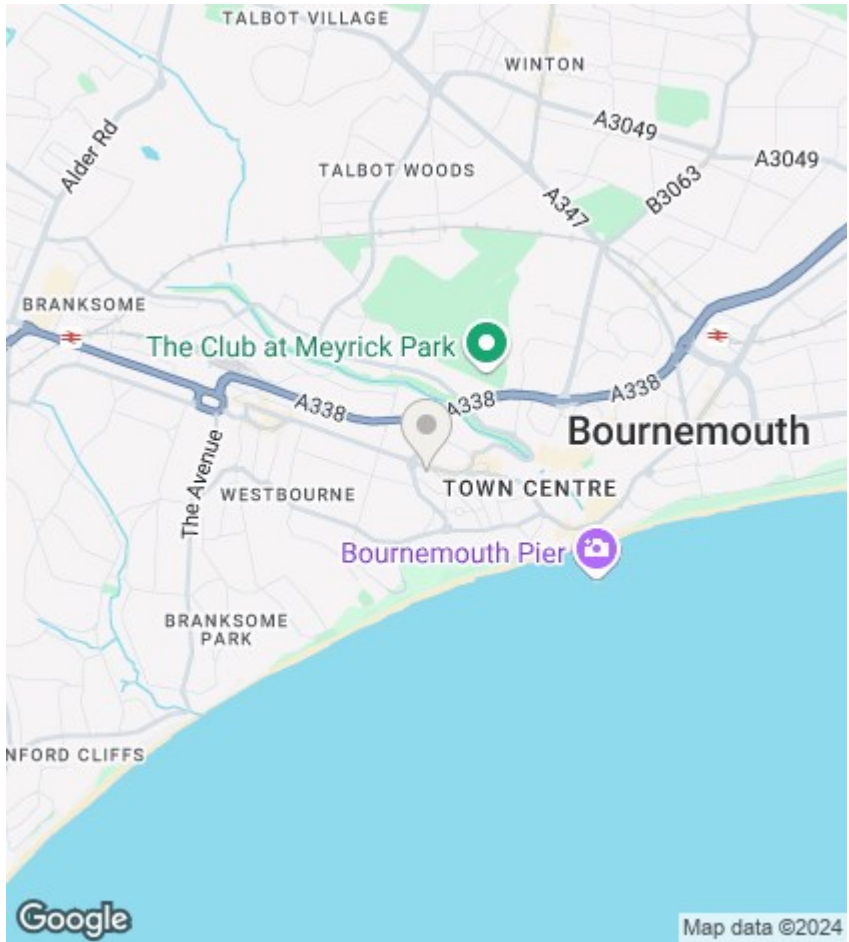
### Leasehold

125 year lease from 2004

Ground Rent - £100 / annum

Maintenance is on a as and when basis.

Council Tax Band - A



### 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.

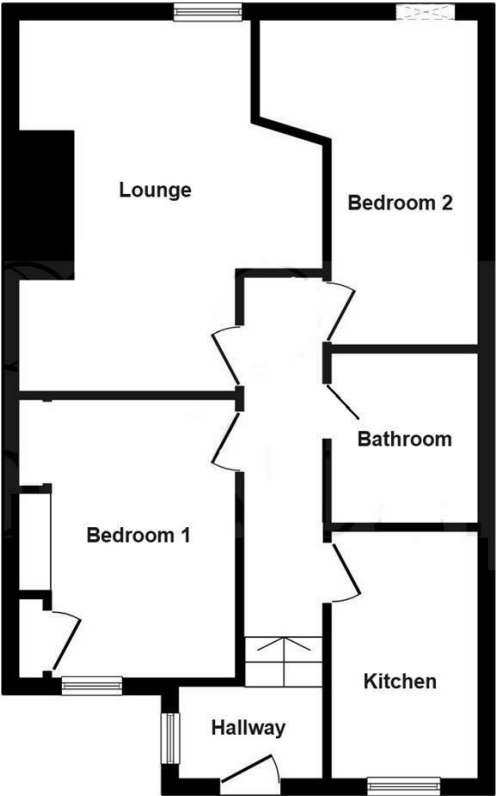
### Viewings

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) A		
(81-91) B		
(69-80) C	70	76
(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	



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). Plan produced for Fox & Sons Powered by www.focalagent.com