



UPPER ROAD, POOLE, BH12 3EW

£199,950

- Two Bedrooms
- Private Entrance
- Shower Room
- Garage & Parking
- Pets Allowed
- Purpose Built First Floor Flat
- Modern Kitchen
- Separate WC / Cloakroom
- UPVC Double Glazing
- Early Viewing Recommended

Upper Road, Poole BH12 3EW

SPACIOUS FIRST FLOOR FLAT WITH GARAGE / SHARE OF FREEHOLD >>> Greys Estate Agents are delighted to offer for sale this first floor flat situation in Upper Road in Parkstone, Poole. The property comprises: Private entrance, two double bedrooms, lounge, modern kitchen, shower room, separate toilet / cloakroom and loft space. Other benefits include UPVC double glazing, garage in a block and communal front and rear gardens. Pets allowed. We strongly encourage early internal viewings. To arrange, please contact Greys of Parkstone.



Council Tax Band: B



LOUNGE

13'7" x 11'9" (4.15 x 3.6)

KITCHEN

11'5" x 6'2" (3.5 x 1.9)

BEDROOM ONE

14'1" x 9'6" (4.3 x 2.9)

BEDROOM TWO

9'6" x 8'2" (2.9 x 2.5)

SHOWER ROOM

5'7" x 4'11" (1.71 x 1.5)

SEPARATE TOILET / CLOAKROOM

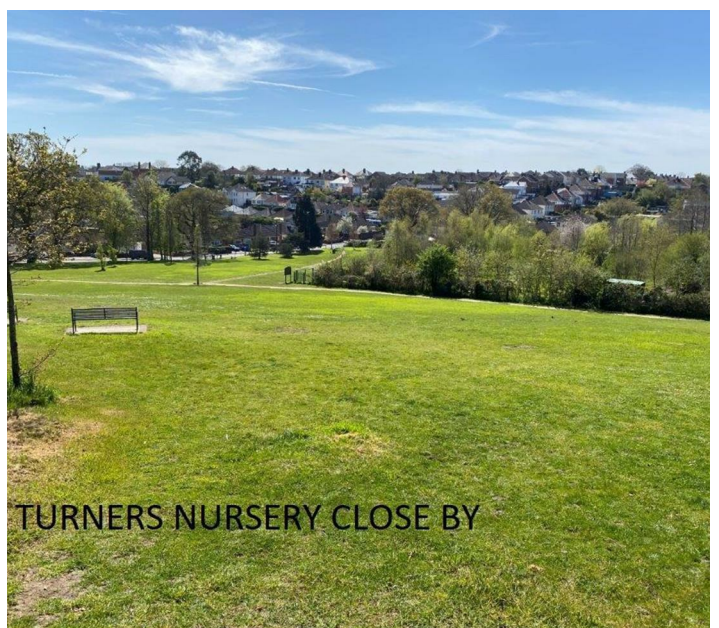
GARAGE

TENURE

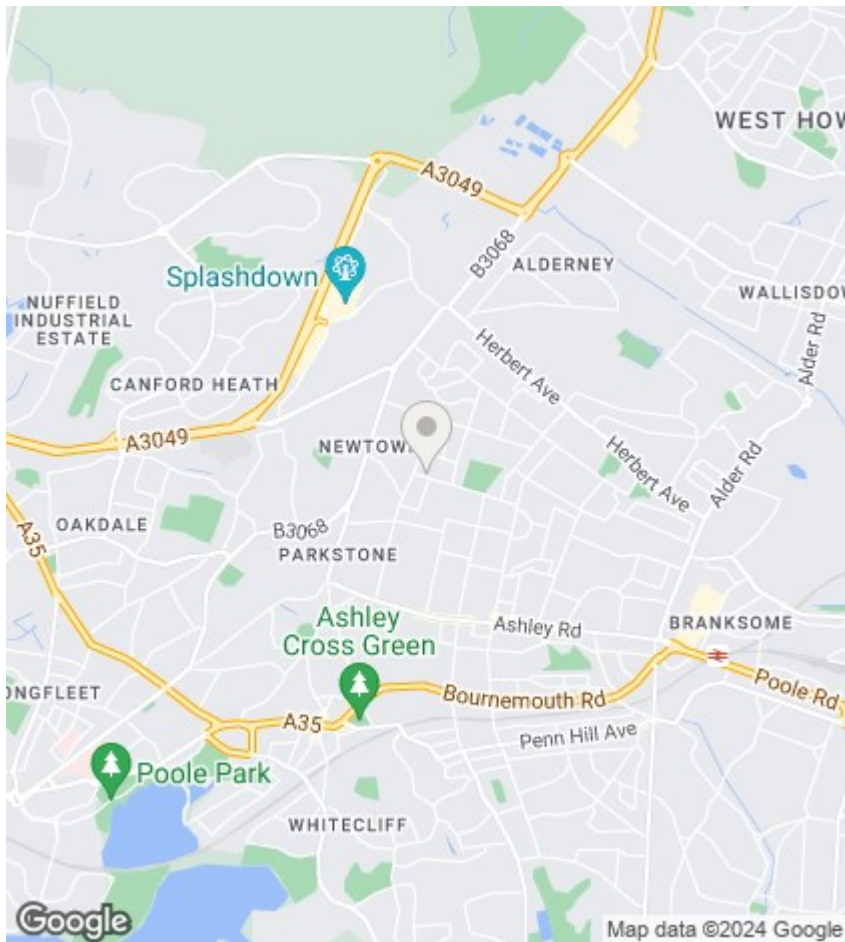
Leasehold - Share of freehold.

Service Charge - Approximately £1080 per annum.

Council Tax - Band B.



TURNERS NURSERY CLOSE BY



Directions

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	

