



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**

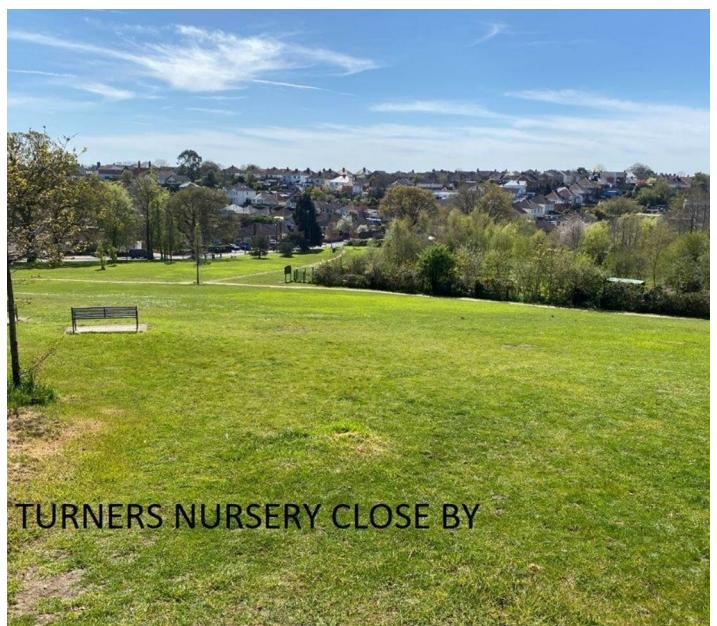
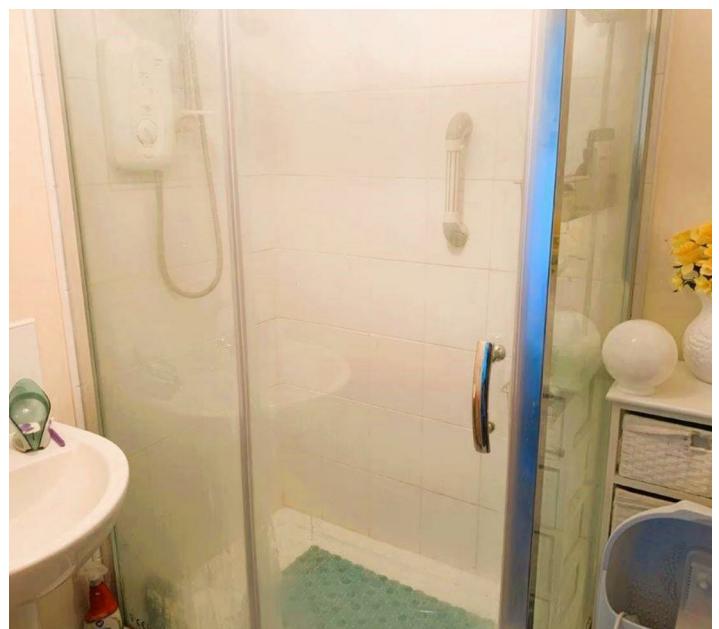
**GARAGE**

**TENURE**

Leasehold - Share of freehold.

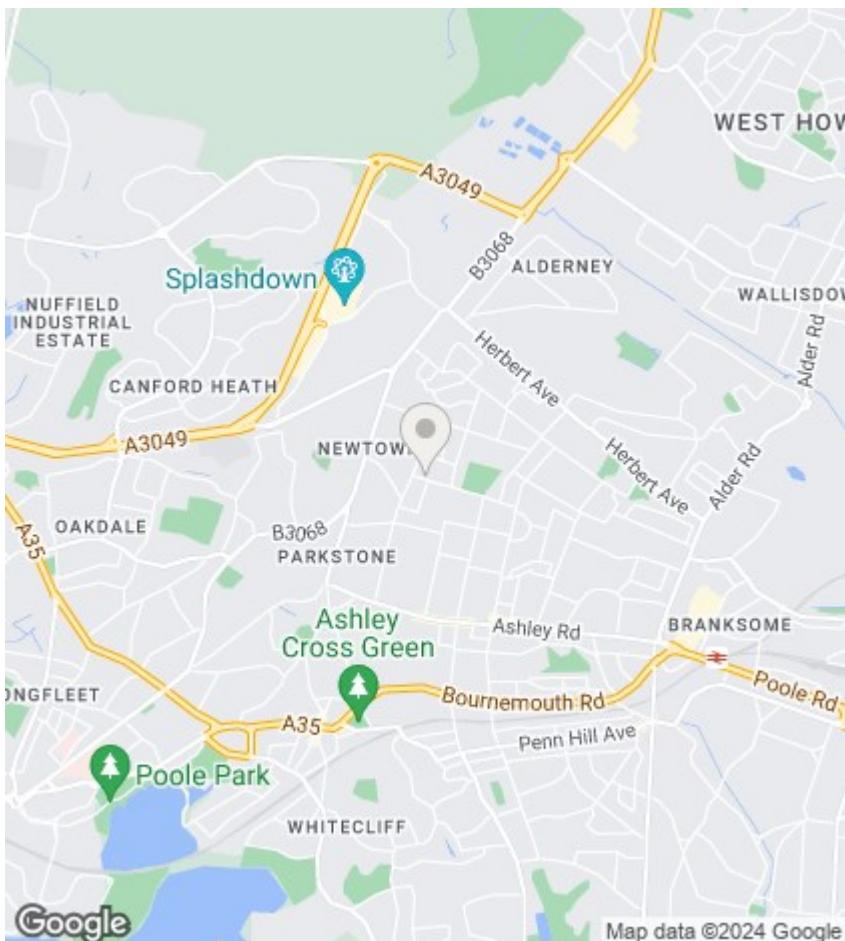
Service Charge - Approximately £1080 per annum.

Council Tax - Band B.





## Directions



Map data ©2024 Google

## 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	

