



Farley Lodge, Bournemouth Road, Poole, BH14 9HR

Asking Price

- One Double Bedroom
- Recently Refurbished
- Garage & Parking
- Sought After Location
- Gas Central Heating

- Spacious First Floor Flat
- Long Lease
- Communal Gardens
- UPVC Double Glazing
- Viewings Recommended!

**£185,000**



## Farley Lodge, Bournemouth Road, Lower Parkstone, Poole, BH14 9HR

RECENTLY REFURBISHED / SPACIOUS ONE BEDROOM FIRST FLOOR FLAT / GARAGE IN A BLOCK >>>  
Greys Estate Agents are delighted to offer for sale this well presented first floor flat situated in a popular position in Lower Parkstone, Poole. The property comprises; One double bedroom, good sized lounge / dining room, modern kitchen and bathroom. Other benefits include a garage in a block, communal residents parking, UPVC double glazing and gas central heating. For further information, or to arrange a viewing please contact Greys of Parkstone.



Council Tax Band: A



#### Lounge/Diner

15'3" x 10'5" (4.65m x 3.20m)

#### Kitchen

10'2" x 8'10" (3.10m x 2.70m)

#### Bedroom One

11'11" x 10'2" (3.65m x 3.10m)

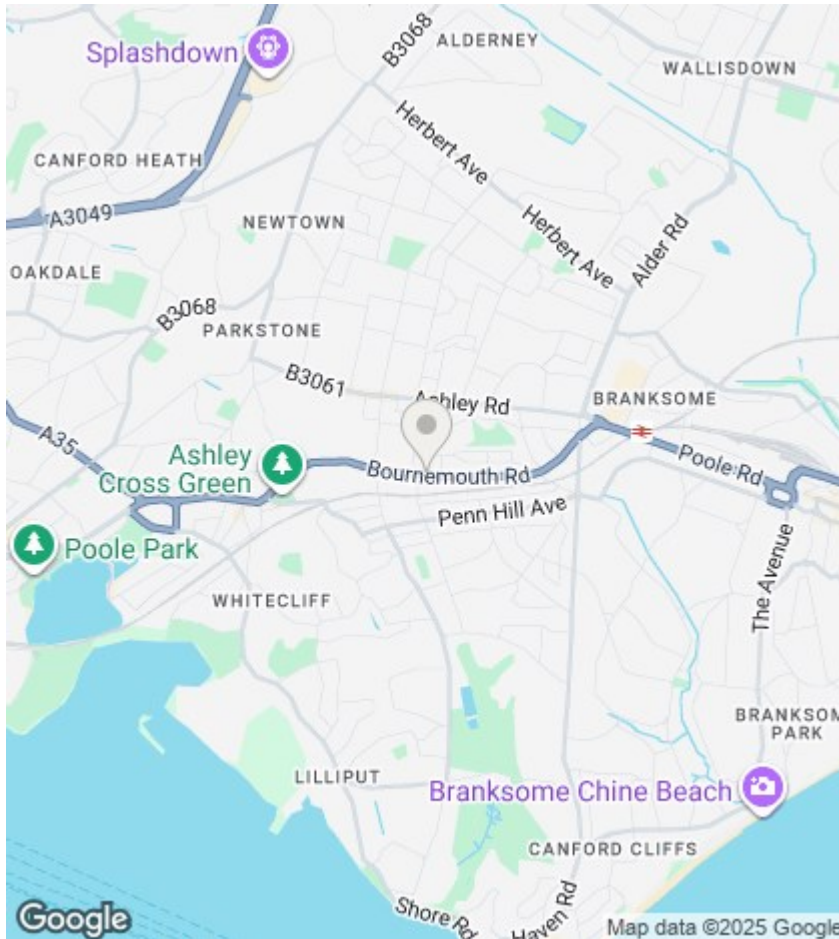
#### Shower Room

6'4" x 5'6" (1.95m x 1.70)

#### Tenure - Leasehold

There are approximately 119 years remaining on the lease.

Service Charge is approximately £1300pa and Ground Rent is approximately £150pa.



## 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.

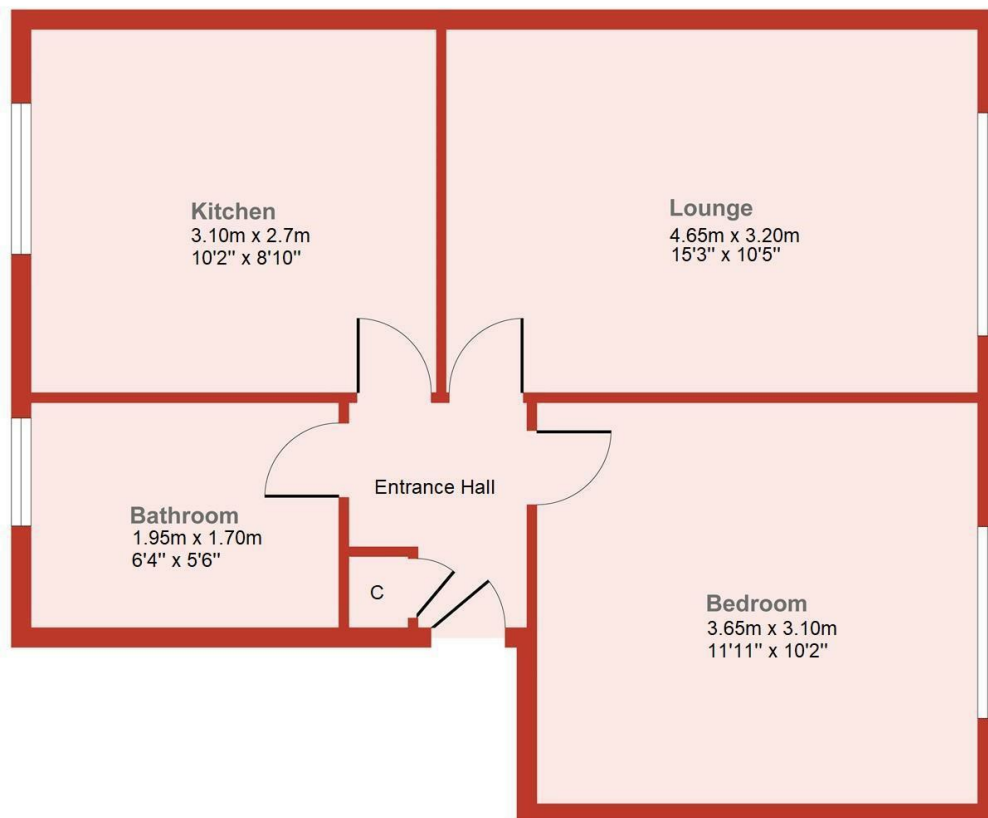
## Viewings

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>	80	81
(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	



**Floor Plan**

Produced by Elements Property