



Poole Lane, Bournemouth, BH11 9DZ

Asking Price £239,950

- Two Double Bedrooms
- Private Garden
- Lounge / Diner
- Gas Central Heating
- Spacious Accommodation
- Purpose Built First Floor Flat
- Garage / Off Road Parking
- Kitchen / Breakfast Room
- UPVC Double Glazing
- Early Viewing Advised!

# Poole Lane, Bournemouth BH11 9DZ

SPACIOUS PURPOSE BUILT FIRST FLOOR FLAT / TWO DOUBLE BEDROOMS / PRIVATE GARDEN / GARAGE  
>>> Greys Estate Agents are pleased to offer for sale this very good sized first floor flat situated in this popular area close to all amenities. The property comprises; lounge / diner, kitchen / breakfast room, two double bedrooms, shower room / w.c., UPVC double glazing and gas central heating. Further benefits include a private garden plus a garage and off road parking. For further information, or to arrange a viewing, please contact Greys.



Council Tax Band: B



### Lounge / Diner

16'0" x 10'9" (4.9m x 3.3m)

### Kitchen / Breakfast Room

15'1" x 9'10" (4.6m x 3.0m)

### Bedroom One

13'5" x 10'9" (4.1m x 3.3m)

### Bedroom Two

12'6" x 9'10" (3.81m x 3.00m)

### Shower Room / W.C.

10'9" x 6'6" (3.3m x 2.0m)

### Garage

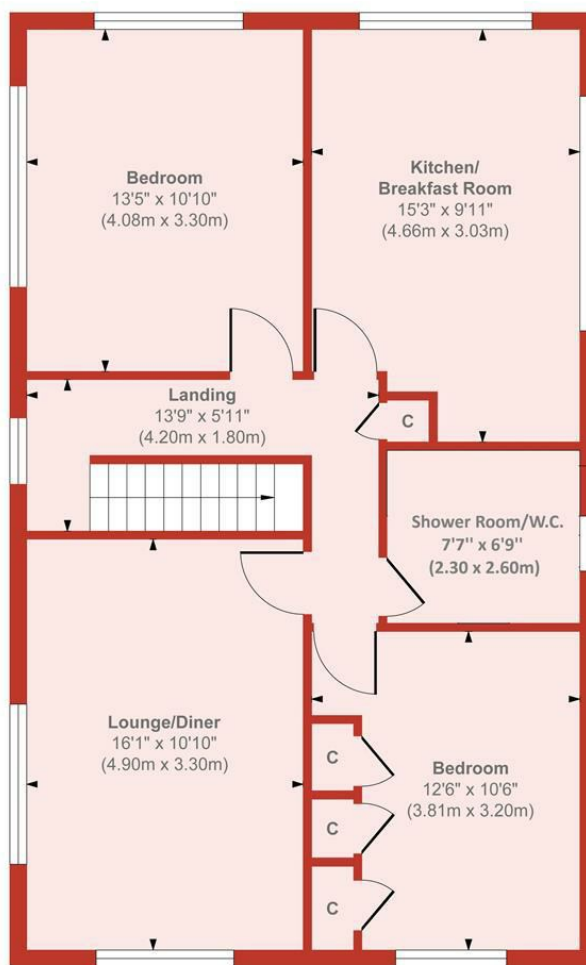
17'4" x 8'10" (5.3m x 2.7m)

### Tenure - Leasehold

Lease - 999 year lease from 2021

Service Charge - £150 / annum

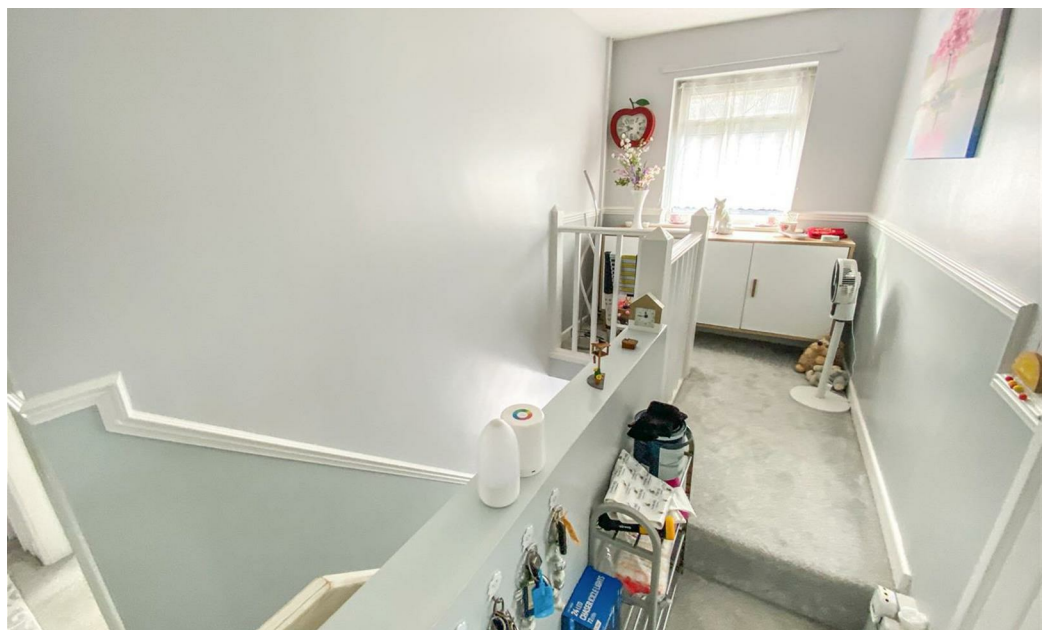
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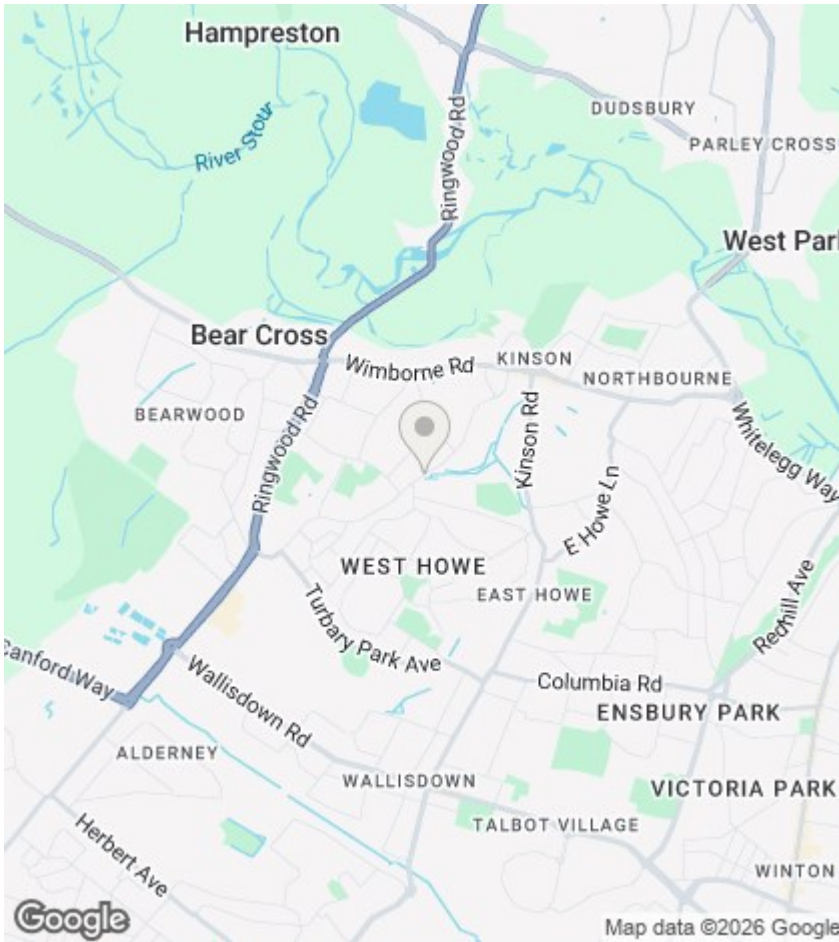
Floor Plan

Approx. Gross Internal Floor Area 780 sq. ft / 72.48 sq. m

Produced by Elements Property







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 