



7 Clayfield Court, 34 Poole Road, Upton, Poole, BH16 5JB

Asking Price **£209,950**

- Two Double Bedrooms
- Open Plan Living Space
- Modern Four Piece Bathroom
- Share of Freehold
- Allocated Parking Space
- Top Floor Flat
- Close to Amenities & Bus Routes
- GCH & UPVC Double Glazing
- Long Lease - 978 Years Remaining
- Popular Location

7 Clayfield Court, 34 Poole Road, Poole BH16 5JB

SHARE OF FREEHOLD >>> We are delighted to offer for sale this two double bedroom top floor flat benefitting from a long lease and an allocated parking space. Situated close to local amenities and bus routes.



Council Tax Band: B



Clayfield Court

The flat is on the top floor of a modern block and briefly comprises two double bedrooms, modern four piece bathroom, spacious open plan lounge/kitchen/diner and a 'Juliette' balcony with views reaching as far as Lytchett Bay.

The property is positioned close to local amenities and bus routes with further benefits to include: a secure entry system, an allocated parking space, gas central heating, UPVC double glazing and ample loft space.

Offered for sale with a share of the freehold and 978 years remaining on the lease, we are anticipating high levels of interest. For more information, or to arrange a viewing, please contact our Upton office at your earliest convenience.

BEDROOM ONE

15'04 max x 10'10 max (4.67m max x 3.30m max)

BEDROOM TWO

8'10 x 8'09 (2.69m x 2.67m)

LOUNGE/DINER

17'00 x 12'06 (5.18m x 3.81m)

KITCHEN

9'04 x 7'08 (2.84m x 2.34m)

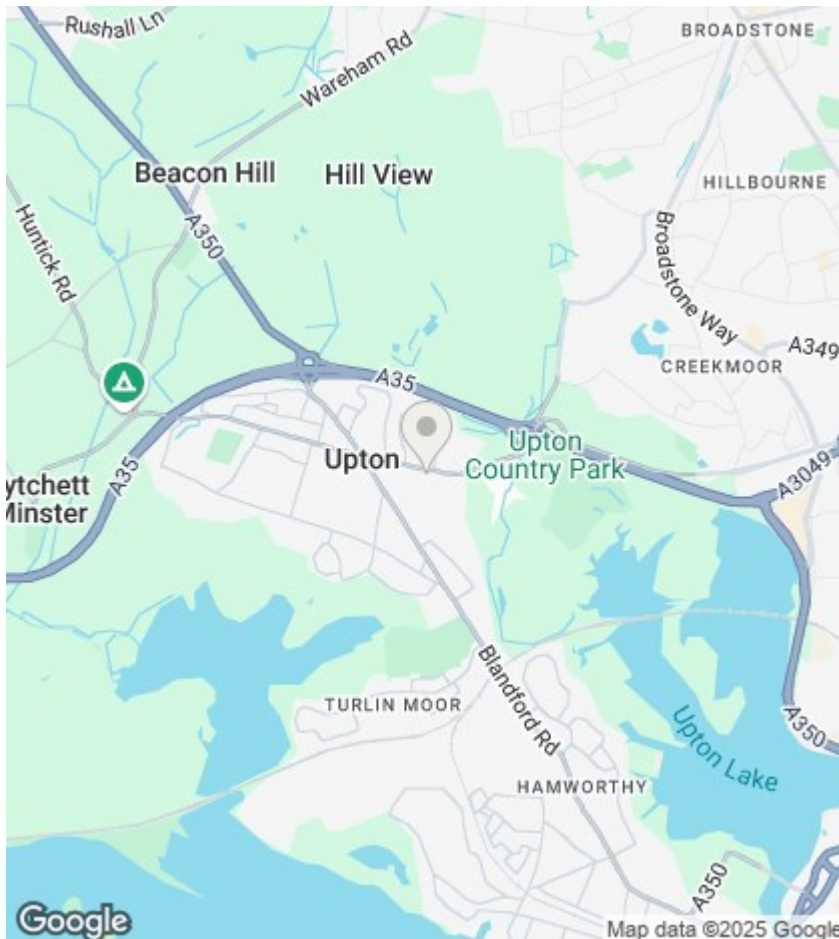
BATHROOM

8'02 x 7'10 (2.49m x 2.39m)

HALLWAY

13'06 x 4'07 (4.11m x 1.40m)

ALLOCATED PARKING SPACE



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 622101 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	



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