



Flat 10 Melbury Court, 12 Swann Hill Gardens, Upton, Poole, BH16 5FP

Asking Price £209,950

- Two Double Bedrooms
- Lift Serviced Block
- Well Appointed Kitchen
- Allocated Parking
- Build Guarantee Remaining
- Top Floor Flat
- Built in 2020
- Long Lease Remaining
- Gas Central Heating
- No Forward Chain

12 Swann Hill Gardens, Poole BH16 5FP

A spacious and modern loft style apartment with two double bedrooms, situated on the top floor (with lift) of an attractive block built in 2020.



2



1



1



B

Council Tax Band: B

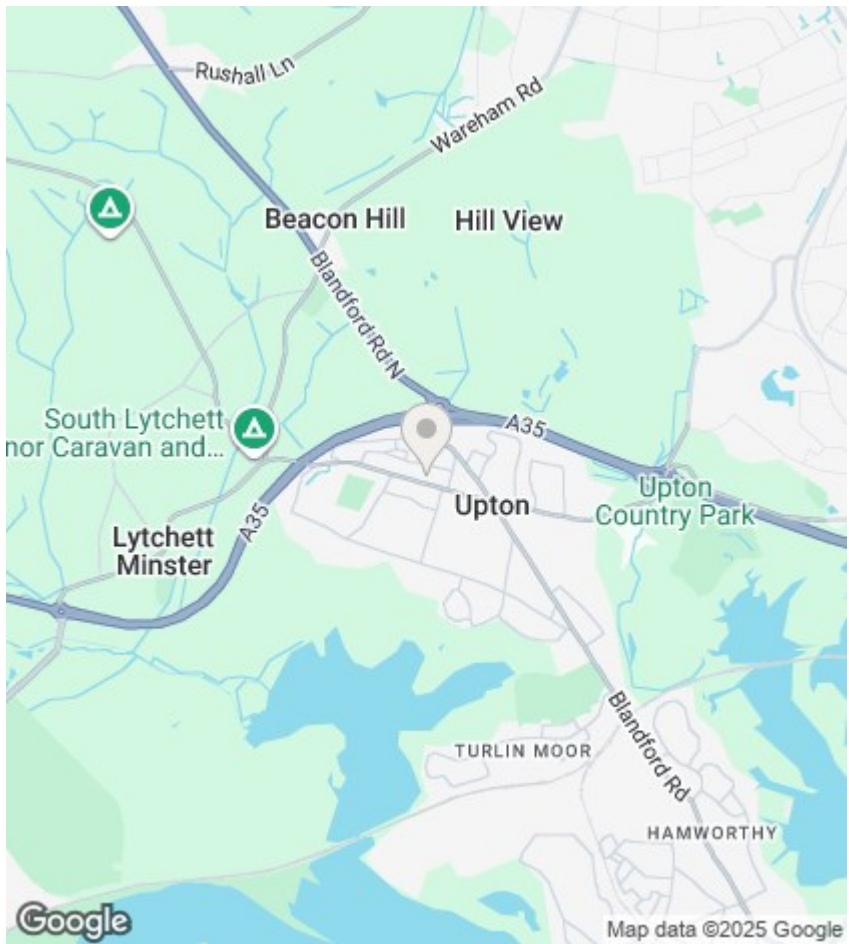


Melbury Court

This fantastic property has two double bedrooms, open plan living/dining/kitchen and shower room - we believe this home will make an ideal first time buy or investment with expected rental income in the region of £1,100 per calendar month.

The property further benefits from a serviced lift to all floors, allocated parking for one car, pets allowed (with authority), gas central heating, double glazing, some integrated kitchen appliances, build guarantee remaining, ample lease length and so much more.

Situated near the centre of Upton within easy reach of local amenities, bus routes and quality local schooling, we recommend internal viewings at your earliest convenience.



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

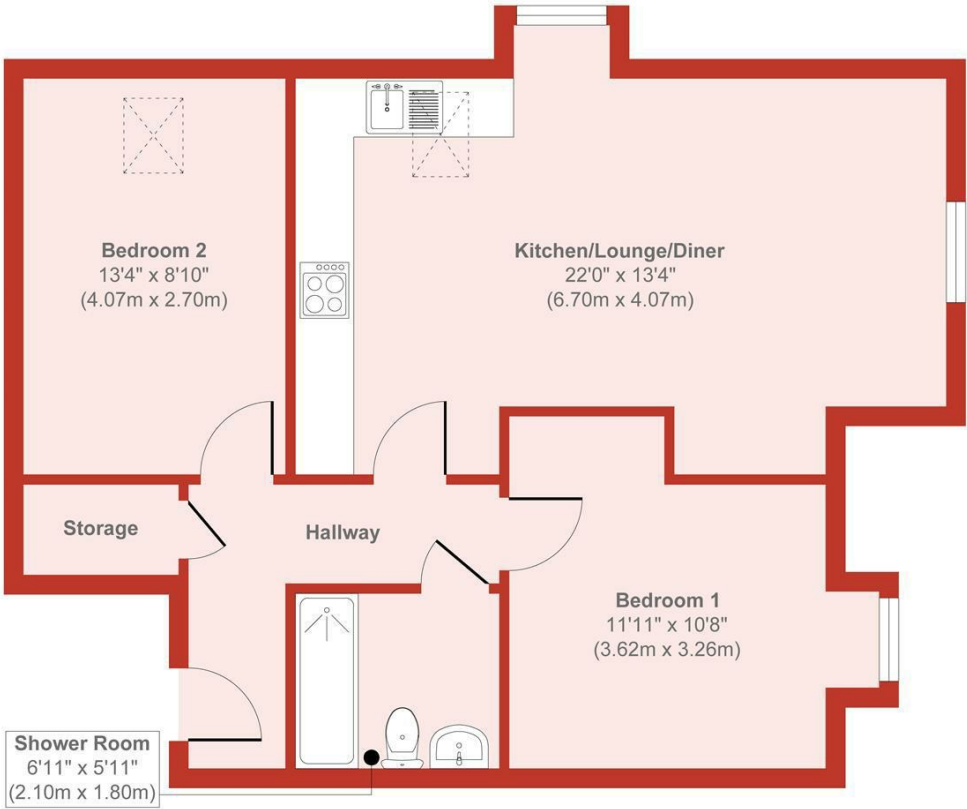
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

Melbury Court, Upton



Floor Plan

Approx. Gross Internal Floor Area 642 sq. ft / 59.60 sq. m

Produced by Elements Property