



Sandon House, 641-643 Blandford Road, Upton, BH16 5ED

Asking Price £249,950

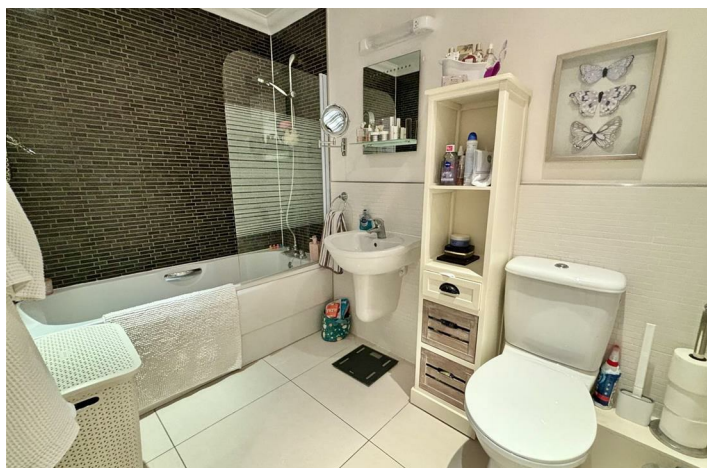
- Two Double Bedrooms
- Private Roof Garden
- Beautifully Presented
- Open Plan Living
- Double Glazing
- Stylish Top Floor Flat
- En-Suite to Bedroom One
- Allocated Parking
- Gas Central Heating
- No Forward Chain!

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NO FORWARD CHAIN! We are delighted to offer for sale this stylish, spacious and well presented top floor flat with private roof garden and stunning open plan living!



Council Tax Band: C



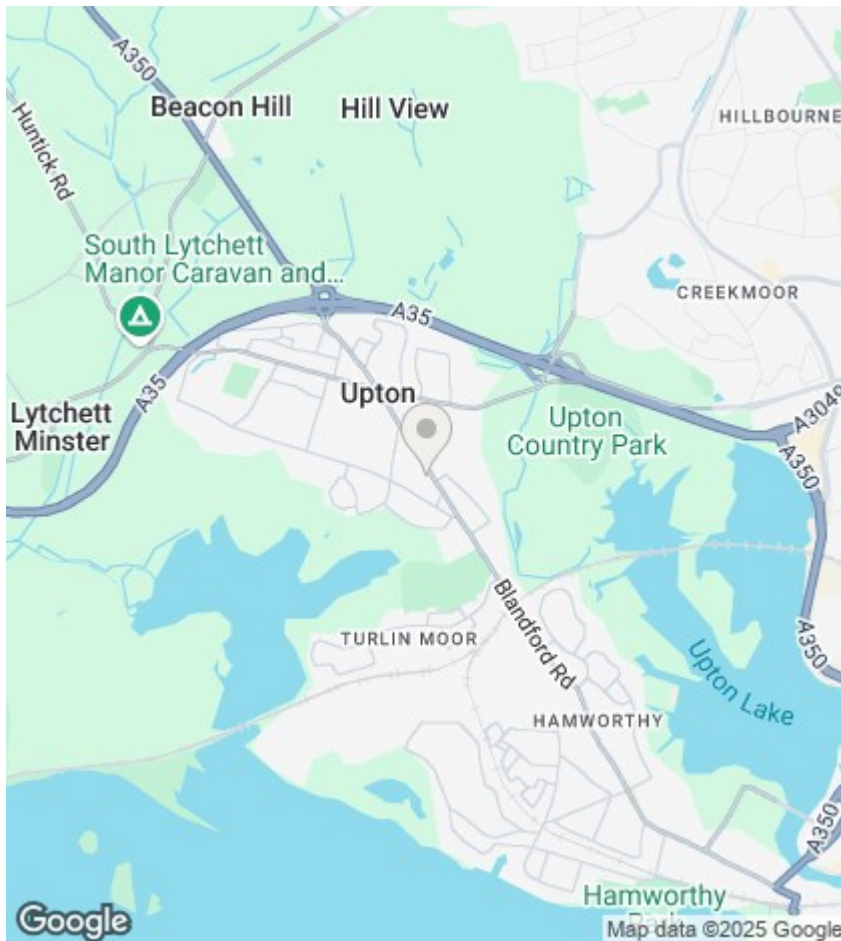
Sandon House

The immaculate accommodation briefly comprises; two double bedrooms with en-suite to bedroom one, a fantastic open plan living/dining/kitchen space with sliding doors leading to the private roof garden, sizeable hallway with storage cupboards and a generous family bathroom.

Further benefits include gas central heating, well maintained communal areas, double glazing and allocated parking area with additional visitor spaces.

Situated in Upton, just a few miles west of Poole, the property is close to bus routes, amenities and within easy reach of popular local schooling.

With the vendor offering no forward chain, internal viewings come highly recommended. To arrange, or for further information, please contact our Upton office.



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.

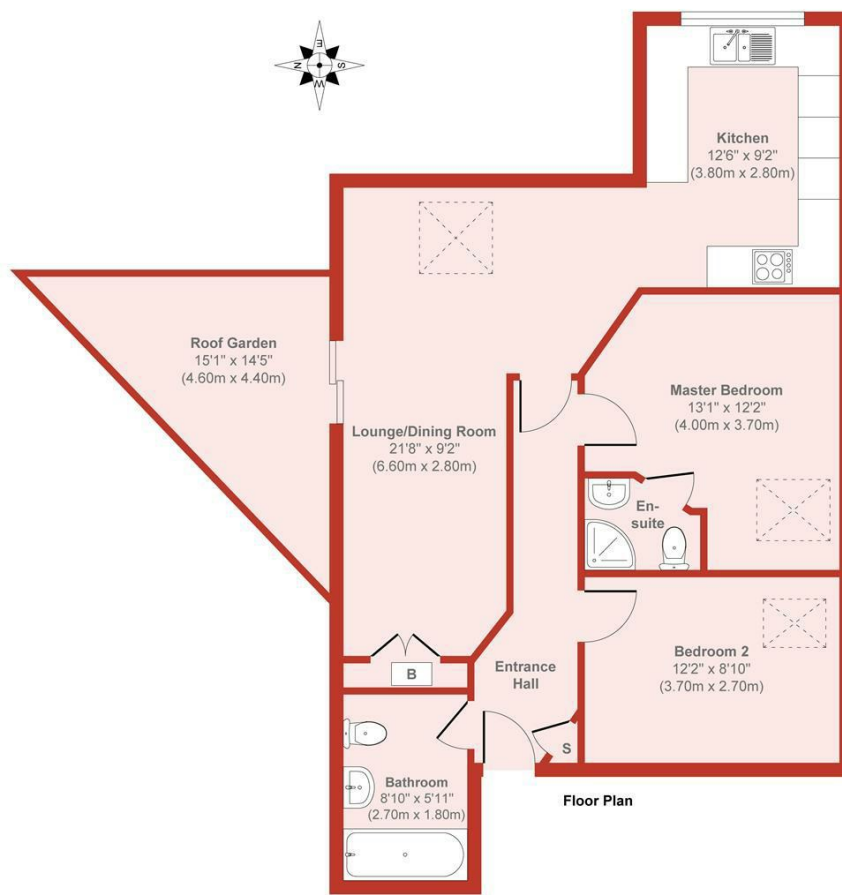
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	



Approx. Gross Internal Floor Area 751 sq. ft / 69.78 sq. m

Produced by Elements Property