



Flat 2, Purbeck Parade, 10 High Street, Lytchett Matravers, Poole, BH16 6BQ

£220,000

- Two Bedrooms
- Spacious Throughout
- Garage with Power Supply
- Central Village Location
- UPVC Double Glazing
- First Floor Flat
- Off-Road Parking Space
- Immaculately Presented
- Low Maintenance Garden Space
- Internal Viewing Encouraged!

10 High Street, Poole BH16 6BQ

This beautifully presented flat benefits from its own garden space and is situated within a central village location that allows easy access to a range of local amenities.



Council Tax Band: A



PURBECK PARADE, HIGH STREET

This beautifully presented flat benefits from its own garden space and is situated within a central village location that allows easy access to a range of local amenities. The well proportioned accommodation comprises two bedrooms, light & airy lounge/dining room, kitchen, bathroom and larger than average entrance hallway. Further benefits include the landscaped garden space, garage, off-road parking space and UPVC double glazing. We encourage internal viewing at your earliest convenience in order to appreciate the space on offer - call us to arrange!

LOUNGE/DINING ROOM

14'7" x 10'8" (4.44 x 3.25)

KITCHEN

10'8" x 6'6" (3.25 x 1.98)

BEDROOM ONE

11'6" x 10'0" (3.51 x 3.05)

BEDROOM TWO

10'11" x 6'0" (3.33 x 1.83)

BATHROOM

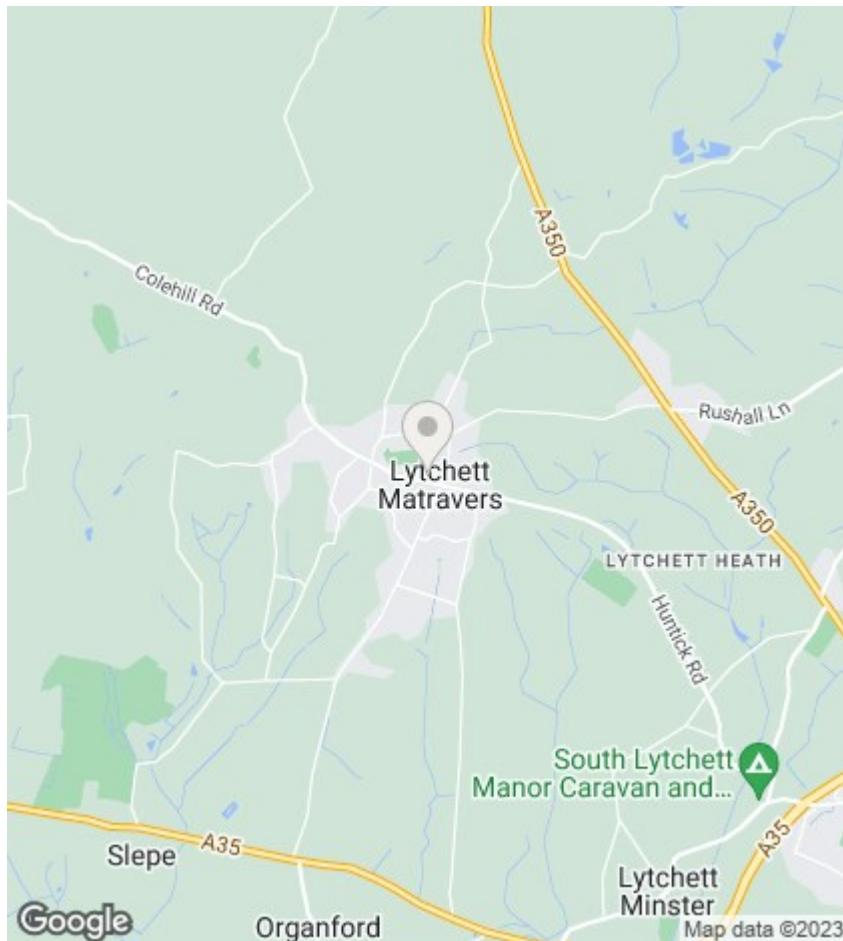
7'7" x 6'6" (2.31 x 1.98)

LEASEHOLD INFORMATION

We understand from the sellers that there are 109 years remaining on the lease.

Ground rent - £150

Maintenance - as and when basis



Directions

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	

