



103 Allens Road, Upton, Poole, BH16 5BX

Asking Price **£149,950**

- One Double Bedroom
- Rear Garden Space
- New Lease on Completion
- Gas Central Heating
- Ideal FTB/BTL
- First Floor Flat
- Garage in a Block
- Popular Location
- UPVC Double Glazing
- No Forward Chain!

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NO FORWARD CHAIN! We are delighted to offer for sale this well proportioned first floor flat benefitting from rear garden space and a garage.



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D

Council Tax Band: A



Allens Road

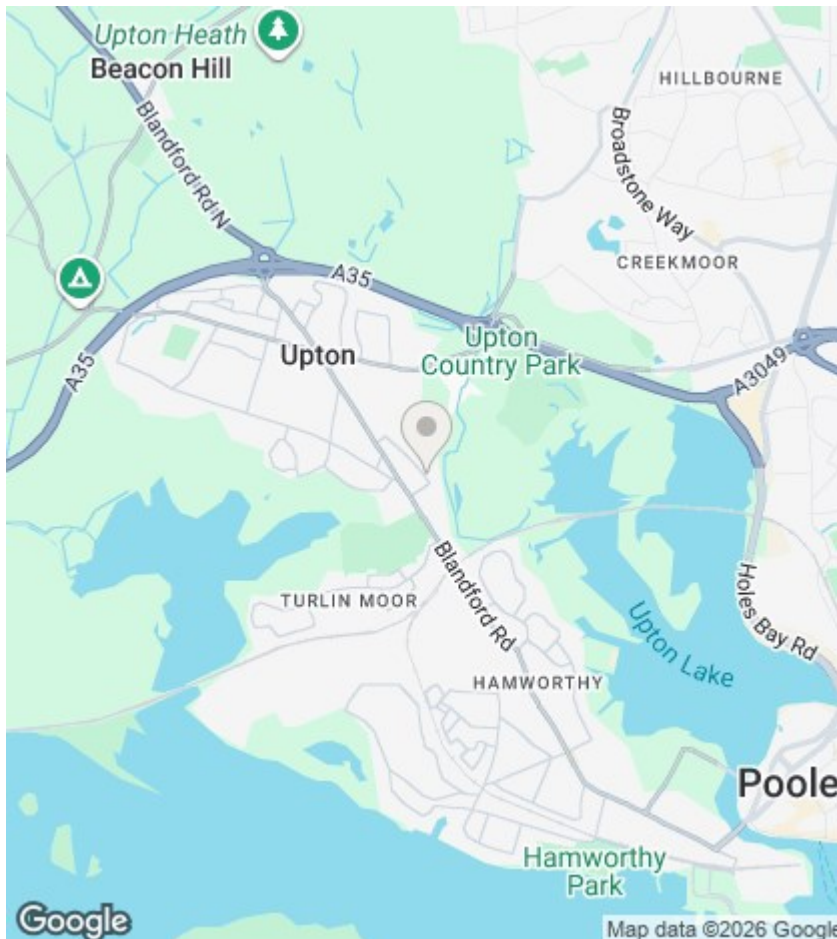
Offered for sale with no onwards chain, the property briefly comprises one double bedroom (containing in-built storage), bathroom, kitchen with a pantry style storage cupboard, a spacious lounge and rear garden space.

A new lease will be granted on completion and further benefits include a private entrance, gas central heating, UPVC double glazing, parking available for residents on a 'first come first serve' basis and a garage in a block.

We believe this would make an ideal first time purchase or investment, please call our Upton branch to arrange a viewing or for further information.

Agent Note

The property can be purchased for cash with the existing lease at a reduced price.



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

