



23A Furzey Road, Upton, Poole, BH16 5RW

Asking Price £210,000

- First Floor Flat
- Spacious Throughout
- Garage in a Block
- Long Lease
- UPVC Double Glazing
- Two Double Bedrooms
- Landscaped Garden
- Ample Parking Available
- Gas Central Heating
- Quiet Location

23A Furzey Road, Poole BH16 5RW

We are delighted to offer for sale this well presented, spacious first floor flat benefitting from a LONG LEASE, GARDEN & GARAGE.



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C

Council Tax Band: B

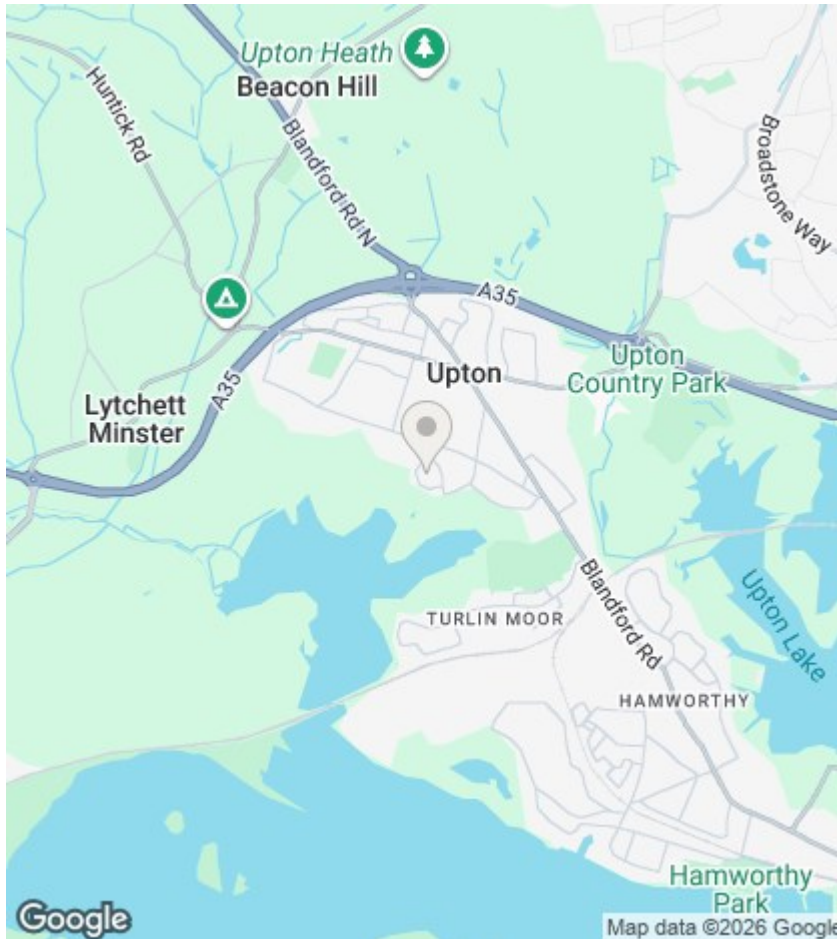


Furzey Road

Positioned within a quiet, residential location this spacious flat offers two double bedrooms (the main one has a fitted wardrobe), sizeable lounge/dining room, kitchen and main bathroom.

Further benefits include a landscaped garden area, garage, ample parking availability, gas central heating and UPVC double glazing. It's also worth noting that the lease has been extended to circa 180 years and the associated leasehold fees are nominal. The current owners have also boarded the loft space.

We believe this property would make an ideal first time purchase and that internal viewing is absolutely necessary in order to appreciate what is on offer. To arrange, or for more information, please contact our Upton Branch.



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

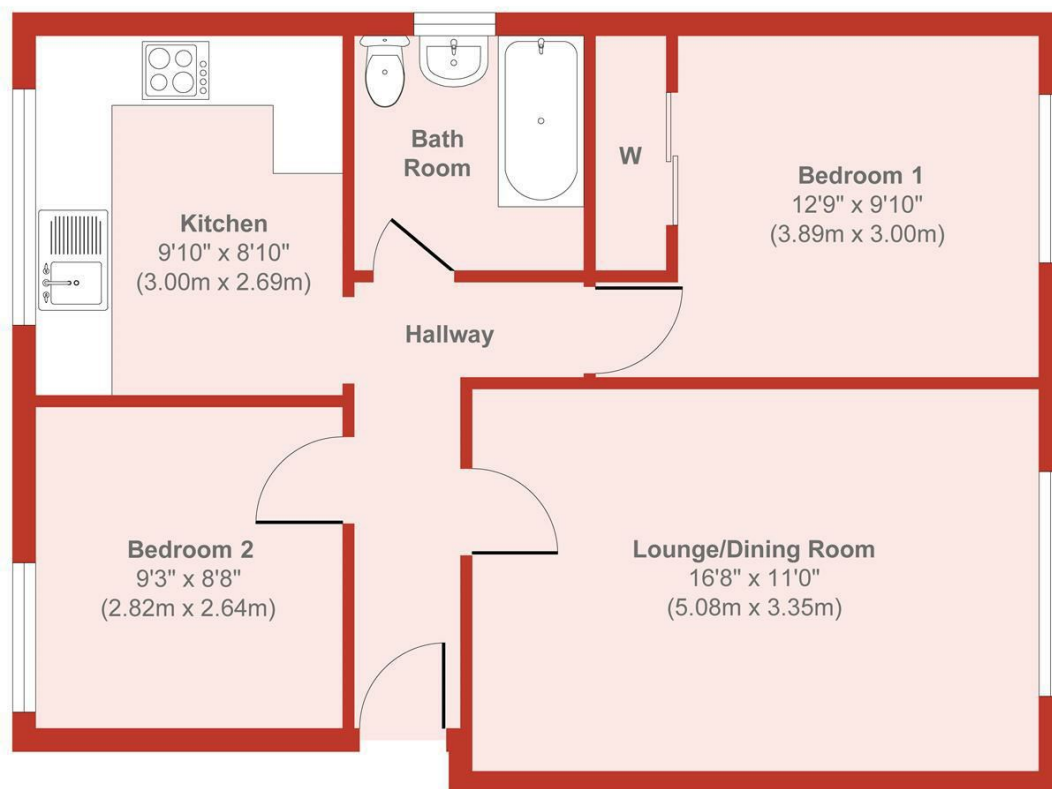
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Furzey Road, Upton



Floor Plan

Approx. Gross Internal Floor Area 595 sq. ft / 55.27 sq. m

Produced by Elements Property