



## Flat 1, Plover House Broomhill Way, Poole, BH15 4GH

Asking Price **£209,950**

- One Double Bedroom
- Immaculate Throughout
- Gas Central Heating
- Bike Store
- Envious Position
- Ground Floor Flat
- Allocated Parking
- UPVC Double Glazing
- Low Service Charge
- No Forward Chain!

# Plover House Broomhill Way, Poole BH15 4GH

No Forward Chain! We are delighted to offer for sale this recently refurbished one bedroom ground floor flat benefitting from a prime position and allocated parking.

1 1 1 C

Council Tax Band: A

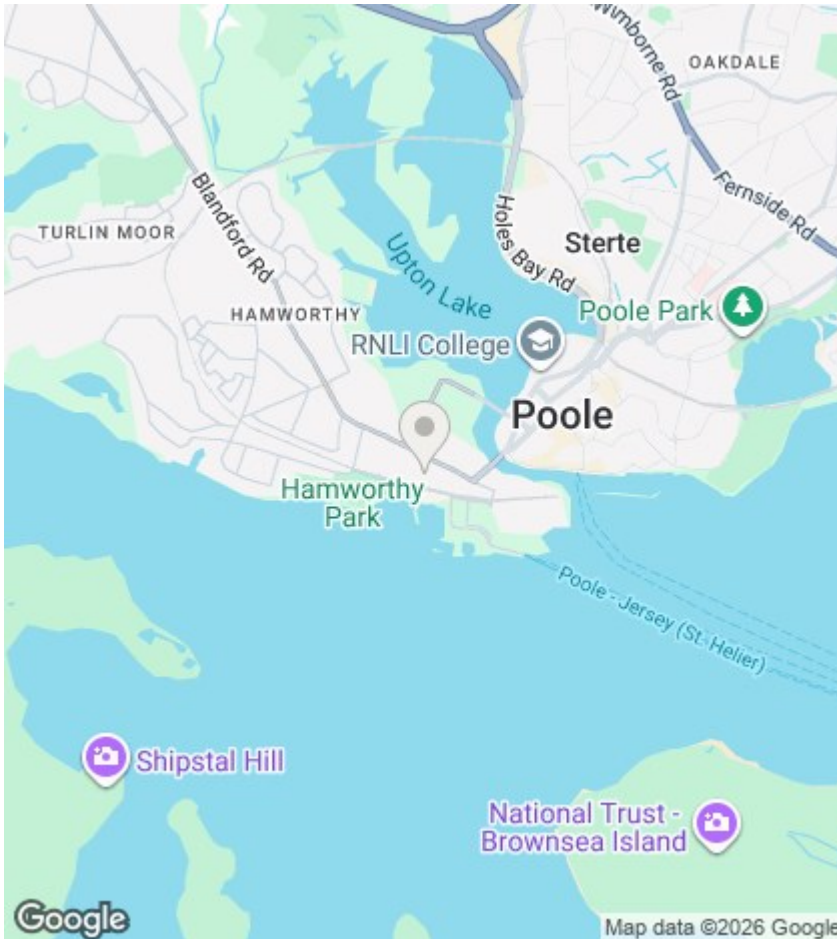


### Plover House

Boasting an enviable position just a short walk to Hamworthy Park/Beach & Poole Quay, the property briefly comprises: one double bedroom containing in-built wardrobes, spacious lounge with a 'Juliette' balcony, modern kitchen featuring a brand new cooker/oven and a well presented bathroom.

Having recently undergone significant refurbishment, we believe this to be a 'turn-key' property. Further benefits include low yearly service charges, gas central heating, UPVC double glazing, useful storage cupboards, bike store and an allocated parking space.

Offered for sale with no forward chain, we are anticipating high levels of interest. Please call our Upton branch to arrange a viewing or for further information.



## 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.

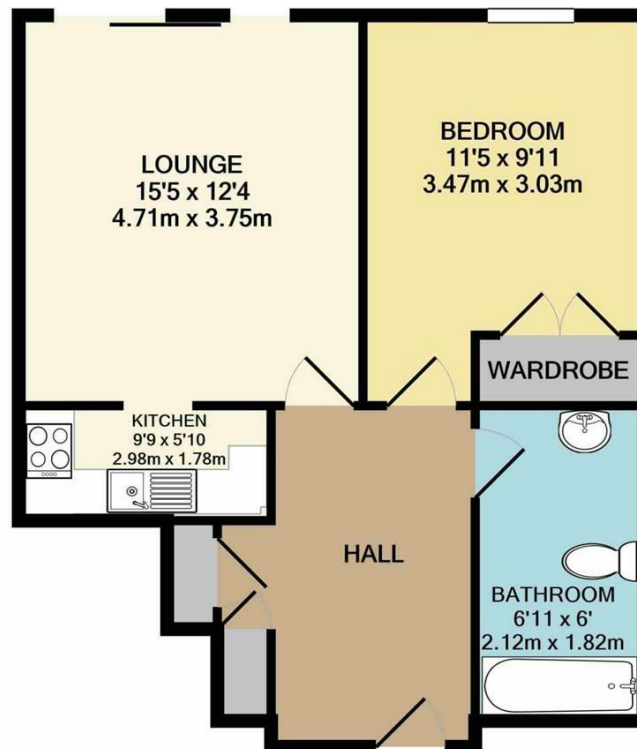
## Viewings

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		80	80
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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