

# GREYS

ESTATE AGENTS



Offers in excess of £325,000

- Two Double Bedrooms
- Well Presented
- UPVC Double Glazing
- Retirement Flat For the Over 60's
- Share Of Freehold
- Spacious Ground Floor Flat
- En-Suite To Bedroom One
- Gas Central Heating
- Lounge & Sun Room
- Sought After Location



# Chartcombe 162 Canford Cliffs Road, Poole BH13 7EJ

WELL PRESENTED / SPACIOUS GROUND FLOOR RETIREMENT APARTMENT WITH A SHARE OF FREEHOLD >>> Greys Estate Agents are delighted to offer for sale this well presented spacious ground floor apartment situated next to Compton Acres in the sought after Canford Cliffs area of Poole. The property comprises: Two double bedrooms, a good size lounge / dining room, sun room with direct access to the lovely communal gardens, separate kitchen, en-suite shower room to bedroom one and an additional shower room. Other benefits include UPVC double glazing, gas central heating and secure allocated underground parking with Lift access. There are also a communal gardens (with direct access to Compton Acres) a lounge, a library and a house manager.





### Lounge / Dining

19'10" x 11'8" (6.054 x 3.571 )

### Sun Room

### Kitchen

11'6" x 7'9" (3.510 x 2.368)

### Bedroom One

13'5" x 9'9" too wards (4.09m x 2.97m too wards)

### En-Suite Shower Room

7'7" x 6'0" (2.328 x 1.832)

### Bedroom Two

12'6" x 8'1" (3.825 x 2.474)

### Additional Shower Room

### Tenure - Share Of Freehold

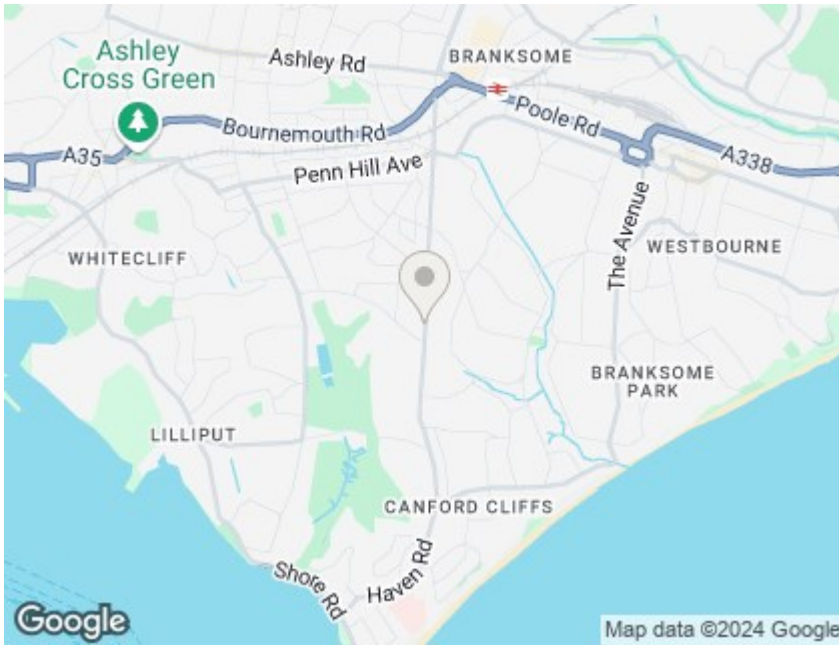
Service charge is approximately £3000 per annum which includes the water rates and buildings insurance.











## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

C

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



Floor Plan