

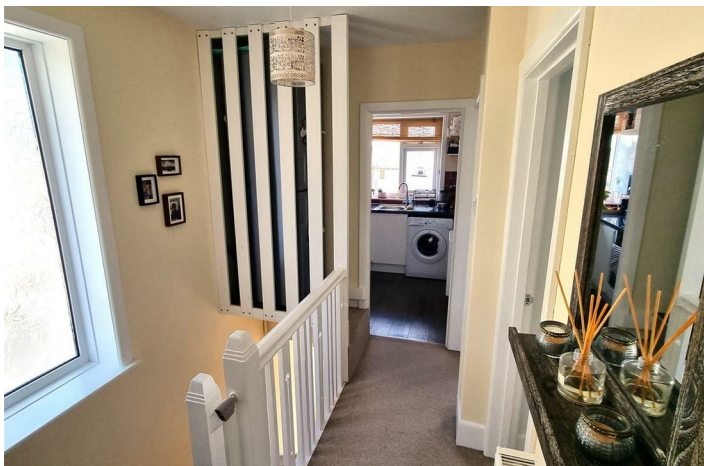


Rossmore Road, Parkstone, Poole, BH12 3NG

£174,950

- One Double Bedroom
- Private Entrance
- UPVC Double Glazing / Gas Central Heating
- Front Garden & Off Road Parking
- Long Lease
- First Floor Maisonette
- Beautifully Presented
- No Forward Chain!
- Useful Rear Storage Shed
- Close To Amenities & Bus Routes

NO FORWARD CHAIN! / BEAUTIFULLY PRESENTED FIRST FLOOR MAISONETTE >>> Greys Estate Agents are delighted to offer for sale this beautifully presented first floor maisonette situated in a popular position in Parkstone, Poole. The property comprises: Private entrance, one double bedroom, lounge / dining room and a modern kitchen and bathroom. Other benefits include UPVC double glazing, gas central heating, front garden, off road parking and a shed.



Lounge

13'3" x 11'7" (4.04m x 3.53m)

Kitchen

8'4" x 5'10" (2.54m x 1.78m)

Bedroom

12'10" x 11'2" (3.91m x 3.40m)

Bathroom

6'4" x 6'3" (1.93m x 1.91m)

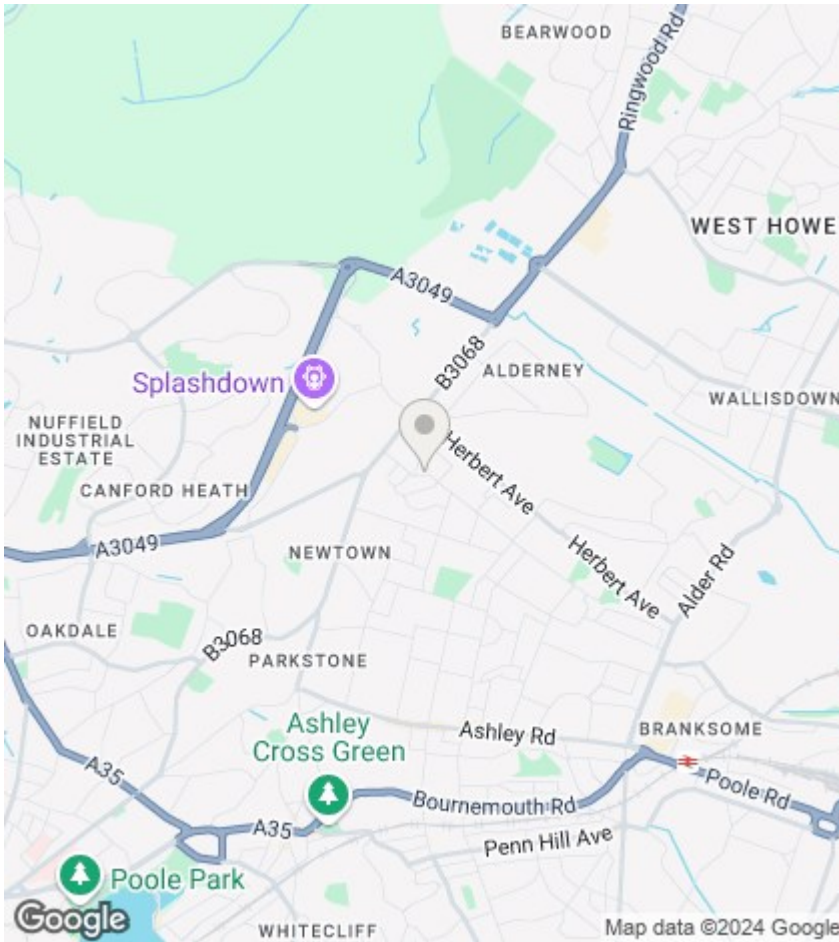
TENURE - LEASEHOLD

There are approximately 155 years remaining on the lease

The ground rent is peppercorn and maintenance is on an as of when basis.



Floor Plan



Viewings

Viewings by arrangement only. Call 01202 749390 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			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	