



## Croft Gardens, 57 Croft Road, poole, BH12 3LR

- One Double Bedroom
- Well Presented
- 18Ft Lounge / Diner
- Close To Shops And Main Bus Routes
- No Forward Chain
- First Floor Flat
- Modern Kitchen and Bathroom
- Garage
- UPVC Double Glazing
- Early Viewing Advised

**£179,950**

# Croft Road, Poole BH12 3LB

WELL PRESENTED SPACIOUS FIRST FLOOR FLAT WITH GARAGE / NO FORWARD CHAIN / GARAGE / LONG LEASE >>> Greys Estate Agents are delighted to offer this generously proportioned first floor flat situated in Parkstone. Situated in a popular residential road, the accommodation comprises: One double bedroom, 18ft lounge / diner, modern kitchen, modern bathroom, garage in a block and access to communal grounds. The property further benefits from UPVC double glazing, no forward chain and situated close to the local amenities and bus routes of Ashley Road. To arrange a viewing, or for further information, please contact Greys Estate Agents.



Council Tax Band: B



### Entrance Hall

### Lounge / Diner

18'0" x 10'9" (5.5m x 3.3m)

### Kitchen

10'2" x 6'10" (3.1m x 2.1m)

### Bedroom

10'2" x 9'6" (3.1m x 2.9m)

### Bathroom

6'2" x 5'6" (1.9m x 1.7m)

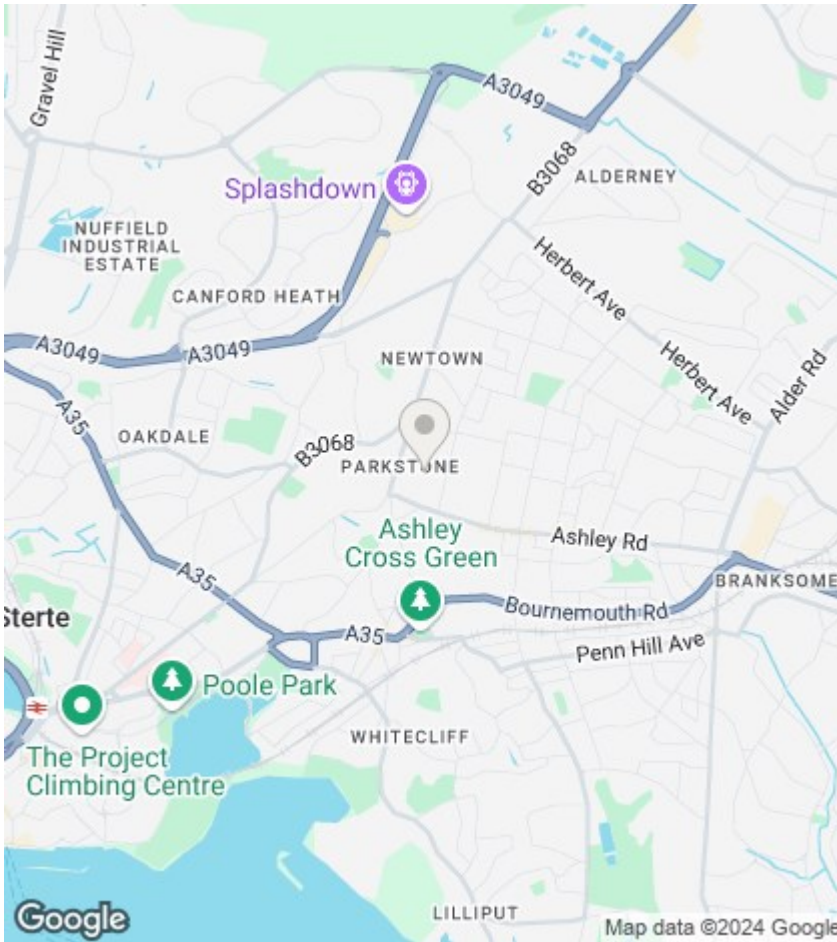
### Garage

### Lease

198 years from 22 March 1974

Service Charge - £800 / annum

Council Tax - Band B



## 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 749390 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Floor Plan**

Approx. Gross Internal Floor Area 490 sq. ft / 45.53 sq. m