



Ashley Court, 274 Ashley Road, Poole, BH14 9BZ

£174,950

- Two Bedrooms
- Lounge With Modern Kitchen
- UPVC Double Glazing
- On Main Bus Route
- No Forward Chain
- Ground Floor Flat
- Allocated Parking Space
- Gas Central Heating
- Close To Amenities
- Early Viewing Strongly Advised

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NO FORWARD CHAIN! / TWO BEDROOM GROUND FLOOR FLAT WITH ALLOCATED PARKING / SITUATED CLOSE TO AMENITIES >>> Greys Estate Agents are delighted to offer for sale this well presented two bedroom ground floor flat situated close to all amenities in Ashley Road, Parkstone, Poole. The property comprises: Two bedrooms, good size open plan lounge / kitchen and a bathroom. Other benefits include UPVC double glazing, gas central heating, phone entry system and an allocated parking space. NO FORWARD CHAIN! For further information or view this property, please contact Greys of Parkstone.



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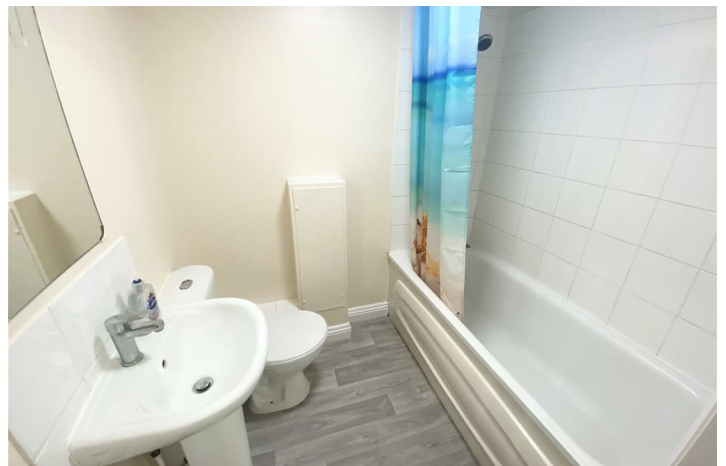


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C

Council Tax Band: B



Entrance Hall

Lounge

14'9" x 9'6" (4.5m x 2.9m)

Kitchen

9'6" x 5'10" (2.9m x 1.8m)

Bedroom One

10'9" 8'6" (3.3m 2.6m)

Bedroom Two

10'2" x 8'10" (3.1m x 2.7m)

Bathroom

6'2" x 5'2" (1.9m x 1.6m)

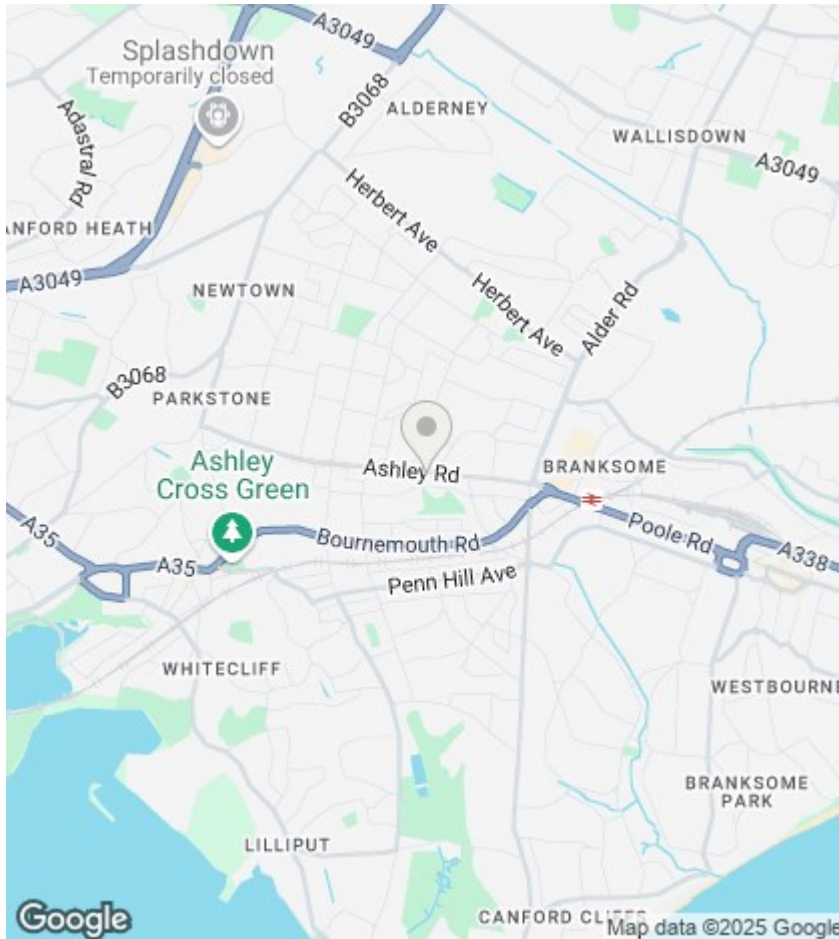
Tenure

Leasehold - Approx 104 years remaining

Service Charge - £1716 / annum

Ground Rent - £150 / 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	88
(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	

Ground Floor

