



Alder Road, Branksome, Poole, BH12 2AH

Asking Price £169,950

- One Double Bedroom
- UPVC / GCH
- Newly Fitted Carpets
- Off Road Parking
- Spacious First Floor Flat
- Newly Fitted Shower Room
- 999 Year Lease
- Beautifully Presented
- Redecorated Throughout
- Private Front & Side Garden

NO FORWARD CHAIN / BEAUTIFULLY PRESENTED FIRST FLOOR FLAT WITH NEW 999 YEAR LEASE >>> Beautifully presented first floor flat situated in Alder Road, Branksome, Poole. The property comprises: Private entrance, one double bedroom, lounge, kitchen and a newly fitted shower room. Other benefits include UPVC double glazing, gas central heating, newly fitted carpets, private front and side garden and off road parking. The property has also been redecorated throughout and benefits a new 999 year lease.



Lounge / Dining Room

13'9" x 10'3" max

Kitchen

8'7" x 6'4"

Double Bedroom

13'2" x 10'7"

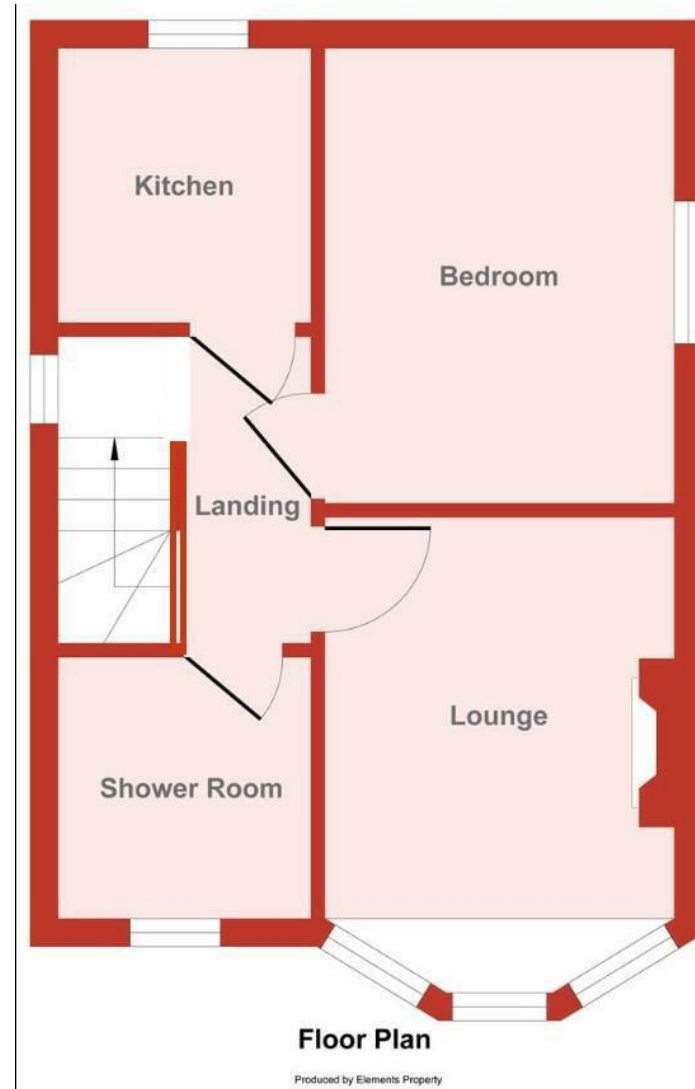
Shower Room

7'2" x 6'3"

TENURE - Leasehold

New 999 year lease


Maintenance is on an as of when basis







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 	

Viewings

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

