



Rose Court, 81 Churchfield Road, Poole, BH15 2QW

£290,000

- Two Double Bedrooms
- Beautifully Presented
- Modern Kitchen & Bathroom
- Gas Central Heating
- Close To Poole Park
- Spacious Ground Floor Flat
- Share Of Freehold
- UPVC Double Glazing
- Southerly Balcony
- Garage In Block

SOUGHT AFTER LOCATION / BEAUTIFULLY PRESENTED / SPACIOUS HIGH SPECIFICATION GROUND FLOOR FLAT WITH A SOUTHERLY BALCONY / EASY WALK TO POOLE PARK >>> Beautifully presented spacious ground floor flat situated opposite Poole Park. Benefits include two double bedrooms, lovely spacious lounge / dining room, high specification / modern kitchen and bathroom, Southerly rear garden and a garage in a block.



Lounge / Dining Room
17'10" x 11'0" (5.46 x 3.36)

SOUTHERLY BALCONY

Kitchen
10'0" x 6'9" (3.07 x 2.08)

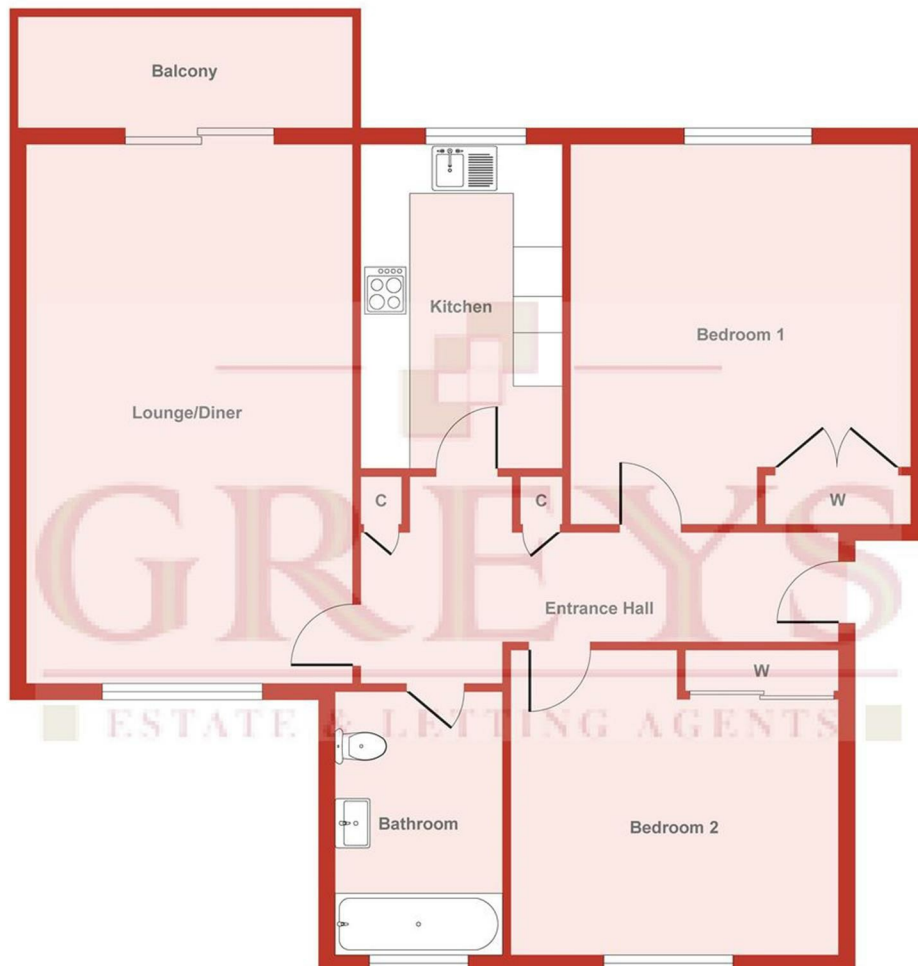
Bedroom One
12'9" x 11'3" (3.89 x 3.43)

Bedroom Two
11'1" x 10'2" (3.38 x 3.12)

Bathroom
8'9" x 5'8" (2.67 x 1.75)

Garage In Block

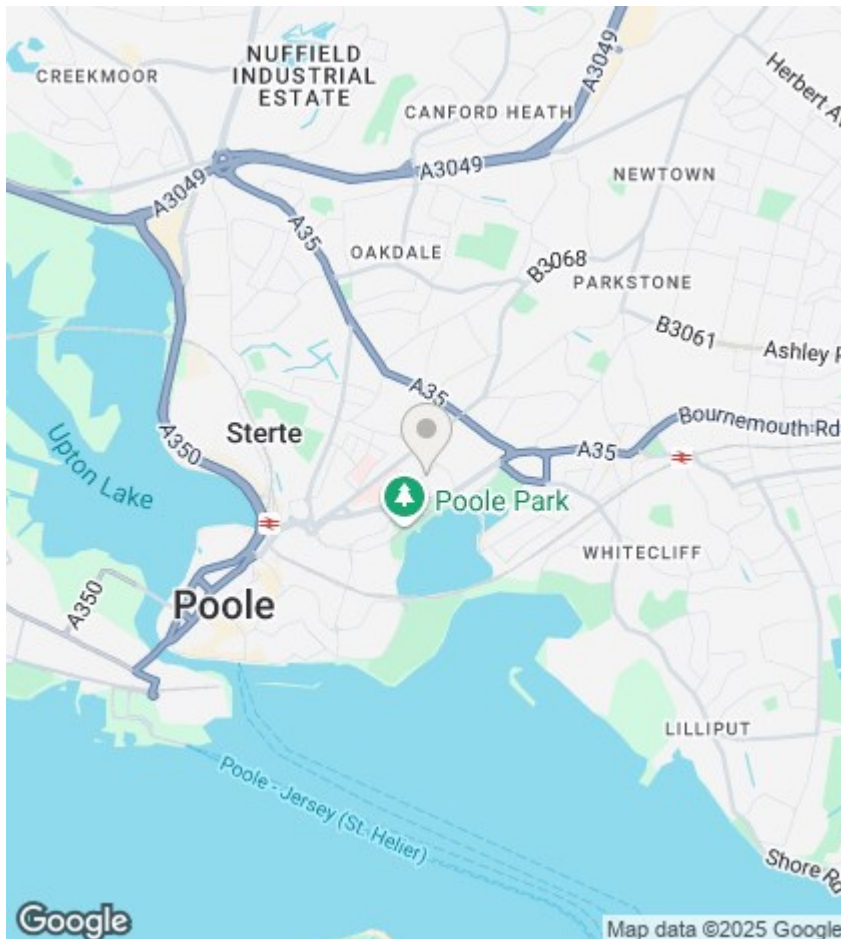
Tenure - Share Of Freehold
The annual service charge is in the region of £1800.



Floor Plan
Produced by Elements Property







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 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	71	75
(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	

