



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

£284,000

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

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

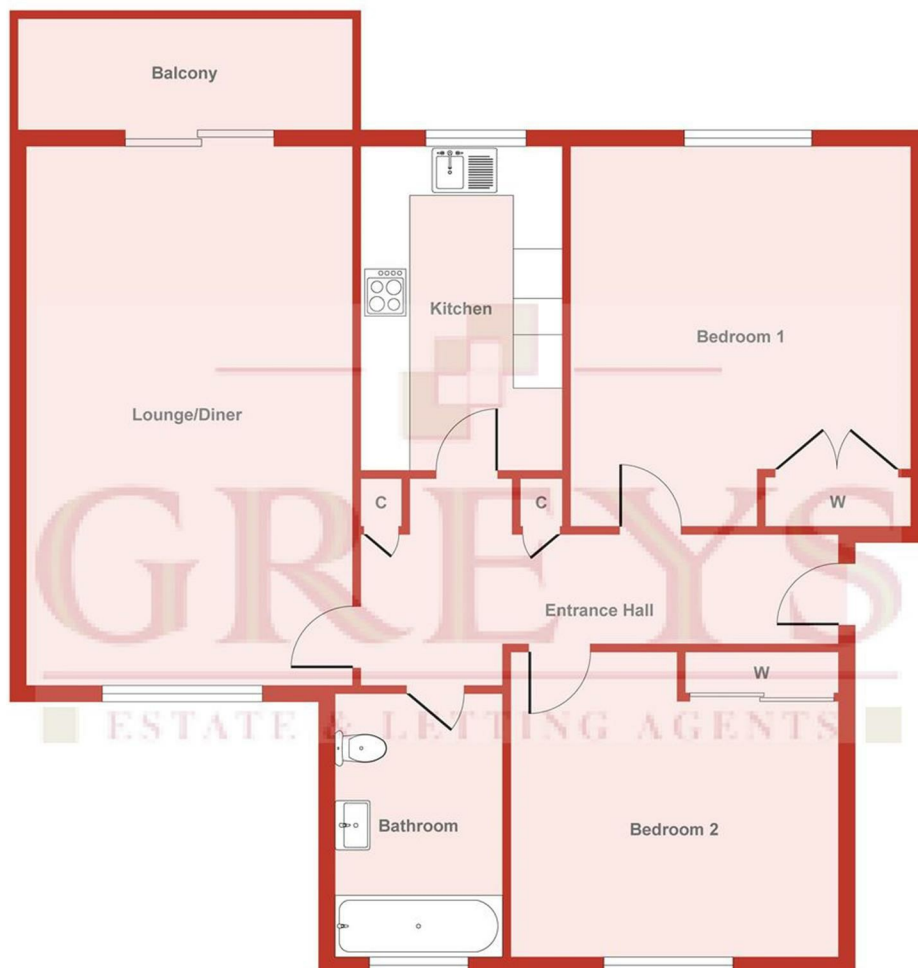
Bathroom

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.

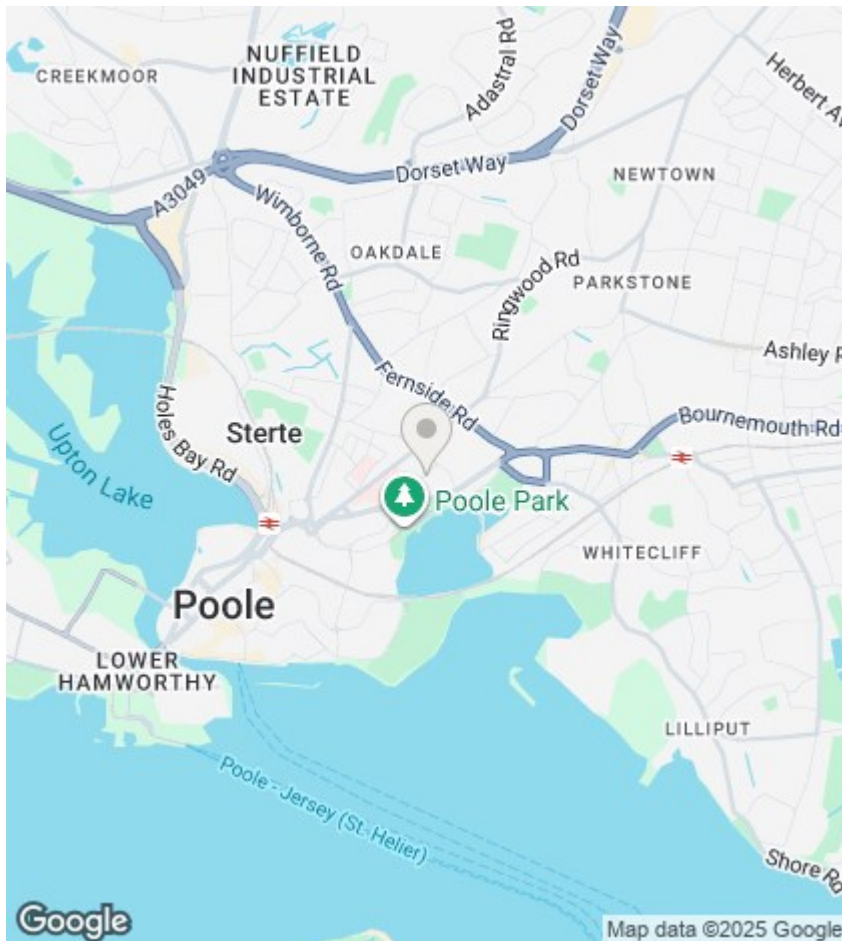


Floor Plan

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	

