



137 Allens Road, Upton, Poole, BH16 5BY

£195,000

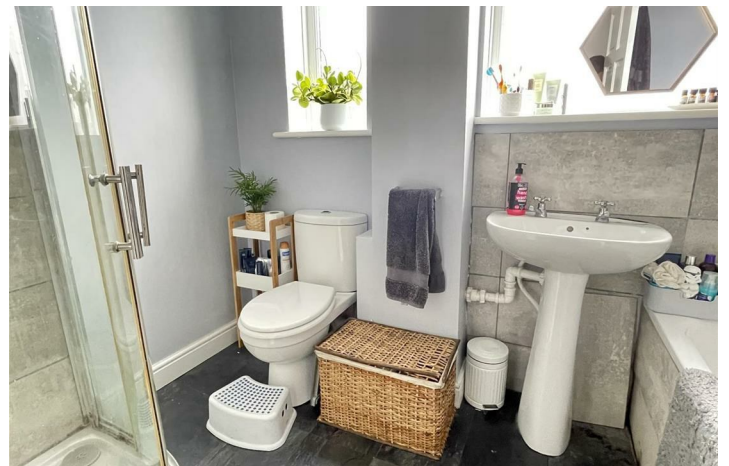
- Two Double Bedrooms
- Garage
- Updated Combi Boiler
- Private Entrance
- Ideal FTB or Investment Purchase
- First Floor Flat
- Four Piece Bathroom
- Re-Insulated Loft Space
- Spacious Throughtout
- UPVC Double Glazing

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We are delighted to be appointed sole agents in the sale of this incredibly spacious, two double bedroom first floor flat on the Upton/Hamworthy border. LOW YEARLY FEES & GARAGE.



Council Tax Band: B



Allens Road

In our opinion, this property would make an ideal first time buy or investment purchase with many benefits to include private entrance, gas central heating, double glazing, garage, open fire and much more!

With a position close to amenities and bus routes, internal viewings come highly recommended to avoid disappointment.

To arrange, contact GREYS of Upton at your earliest convenience.

Lounge/Dining Room

17'11" x 12'11" (5.46m x 3.94m)

Kitchen

8'10" x 7'09" (2.69m x 2.36m)

Bedroom One

14'11" x 9'04" (4.55m x 2.84m)

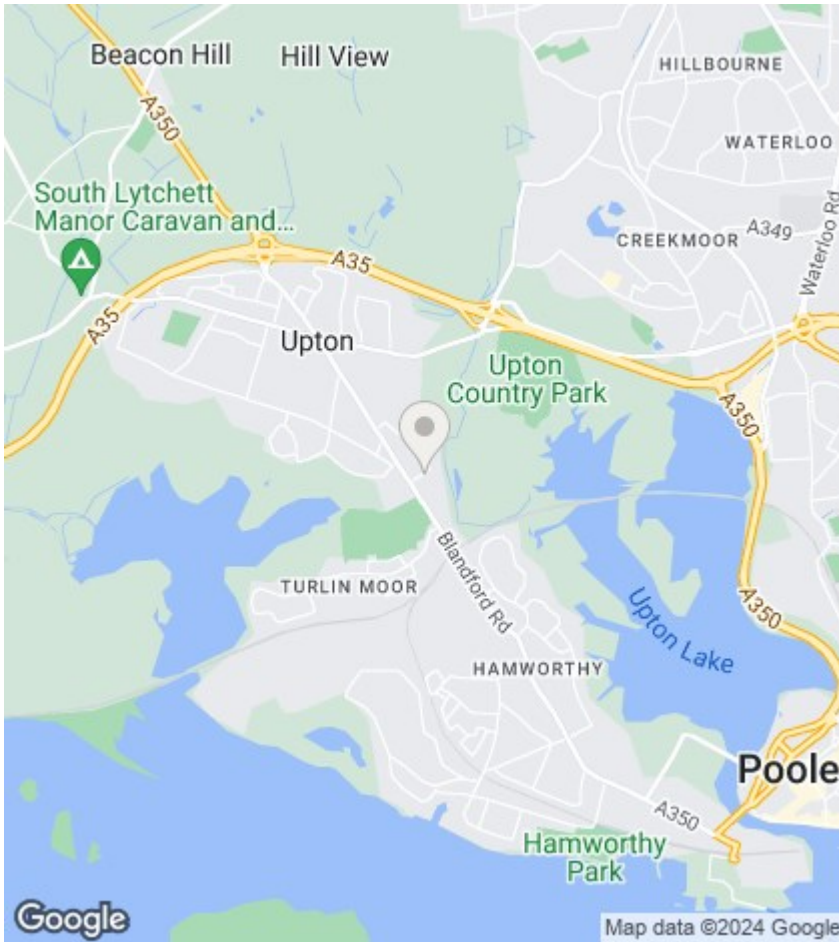
Bedroom Two

11'06" x 10'00" (3.51m x 3.05m)

Bathroom

Leasehold

102 Years remaining on the lease. £150 per annum ground rent.



Directions

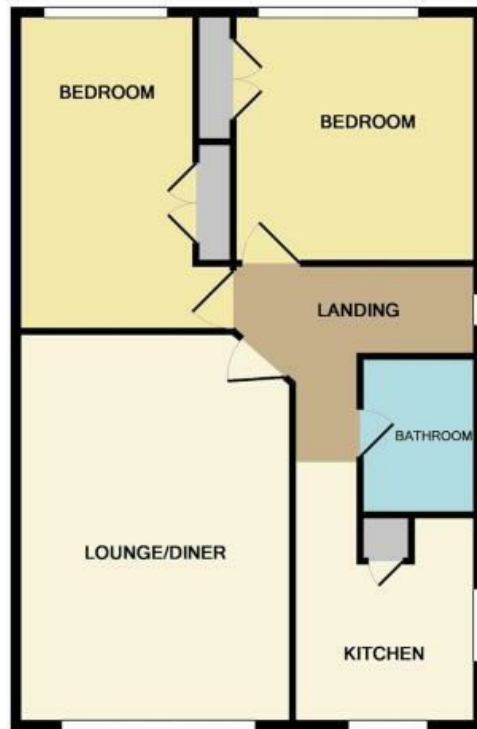
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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