



1a Anncott Close, Lytchett Matravers, Poole, BH16 6BN

**Asking Price £179,950**

- First Floor Apartment
- Views from Lounge
- Central Location
- Gas Central Heating
- Long Lease
- Two Bedrooms
- Garage with Pitched Roof
- Short Walk to Local Amenities
- UPVC Double Glazing
- No Forward Chain



# 1a Anncott Close, Poole BH16 6BN

NO FORWARD CHAIN! A spacious first floor apartment situated within a central village location, just a short walk from a host of favoured amenities.



Council Tax Band: B



### Anncott Close

The accommodation comprises two bedrooms, lounge/dining room with views over the adjacent recreational ground, separate kitchen and main bathroom.

Further benefits include gas central heating, UPVC double glazing, a long lease, garage with pitched roof and a quiet cul-de-sac location.

The property is offered for sale with no forward chain and internal viewing is encouraged to appreciate what this property has to offer. To arrange, or for more information, please call our Upton office.

### Lounge/Dining Room

15'05" x 14'06" (4.70m x 4.42m )

### Kitchen

9'08" x 7'00" (2.95m x 2.13m )

### Bedroom One

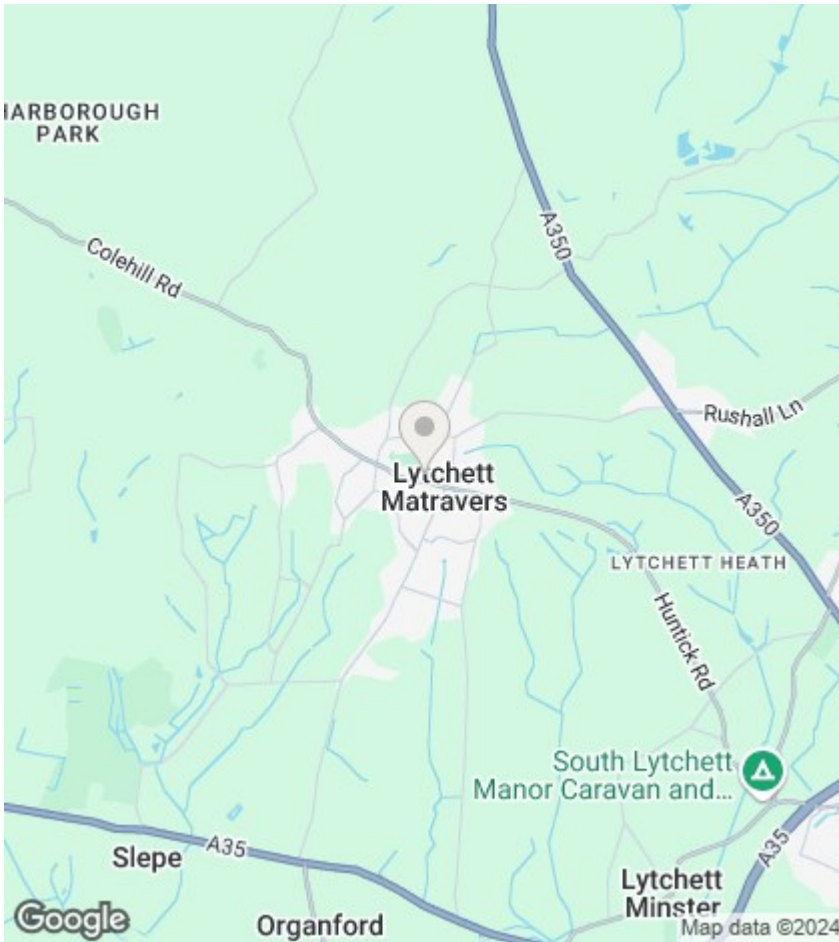
12'06" x 9'11" (3.81m x 3.02m )

### Bedroom Two

9'10" x 7'00" (3.00m x 2.13m )

### Bathroom

6'04" x 5'10" (1.93m x 1.78m )



### Directions

### Viewings

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

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

