



27 Egmont Road, Hamworthy, Poole, Dorset, BH16 5AL

Asking Price £155,000

- One Double Bedrooms
- Use of Garden Space
- Well Presented
- Secure Entry Door
- Walking Distance To Amenities
- Ground Floor Flat
- Unrestricted Parking
- Gas Central Heating
- Close To Local Schooling
- No Forward Chain!

27 Egmont Road, Poole BH16 5AL

NO FORWARD CHAIN. A spacious yet cosy ground floor flat presented in good condition benefitting from an enclosed area within the communal garden, ideal for first time buyers or investors!



Council Tax Band: A



Egmont Rd

We are delighted to offer for sale (with no forward chain) this fantastic ground floor flat situated in a purpose-built block of just four flats in Hamworthy, just a few miles west of Poole. Close to local amenities, popular schooling and Hamworthy train station providing easy access to Poole, Bournemouth and London.

The well appointed accommodation briefly comprises; one double bedroom, living room, kitchen, shower/wet room, separate toilet and cupboard storage.

Further benefits include; gas central heating, double glazing, secure communal entrance door, unrestricted parking and access to a private area within a communal garden which the vendor has defined to create a private space. There is an obligation to maintain this space.

In our opinion, this property will make an ideal first time buy or investment purchase (expected to be £825 PCM) so internal viewings come highly recommended. We look forward to hearing from you to arrange a viewing.

Living Room

17' x 10' (5.18m x 3.05m)

Kitchen

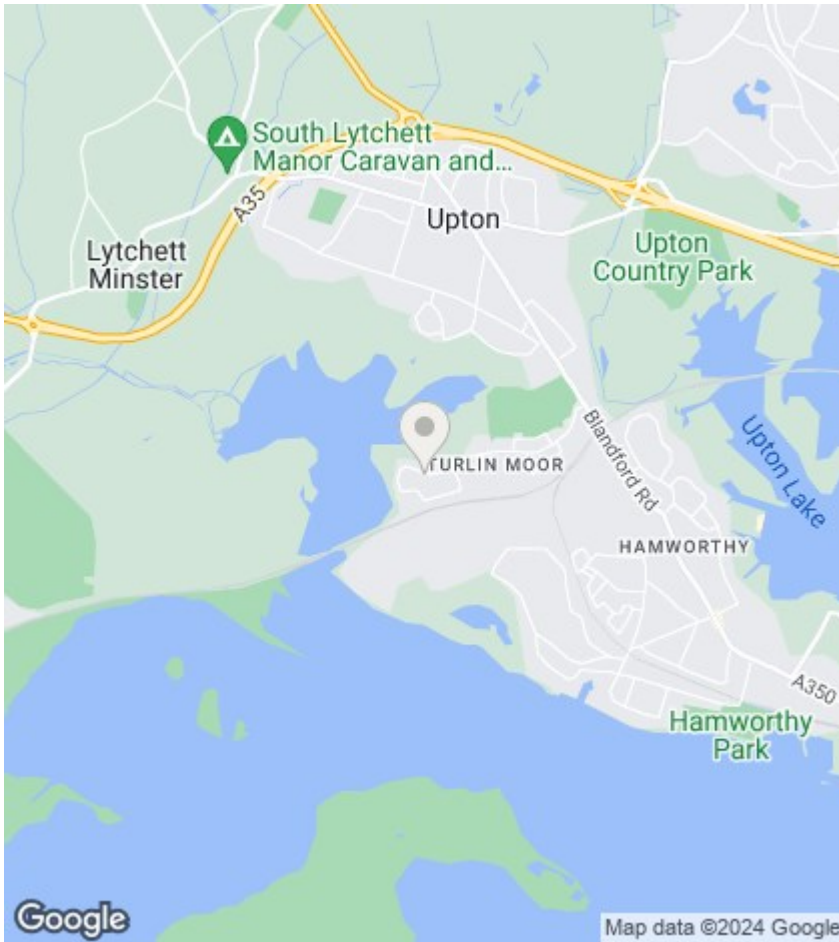
11'3" x 6'8" (3.43m x 2.03m)

Bedroom

10'5" x 10'3" (3.18m x 3.12m)

Shower Room

5'8" x 5'1" (1.73m x 1.55m)



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.

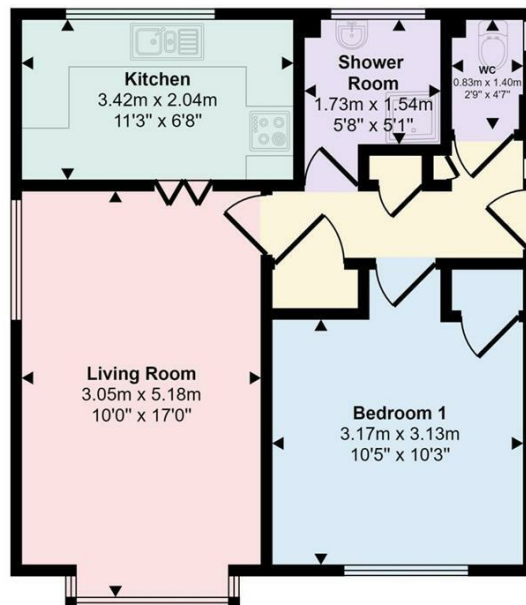
Viewings

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			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.