



115 Allens Road, Upton, Poole, Dorset, BH16 5BX

**Asking Price £200,000**

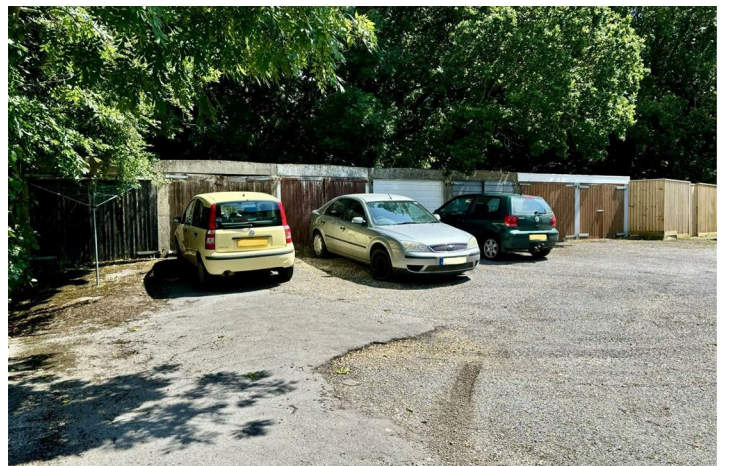
- Two Double Bedrooms
- Garage
- Ideal FTB or Investment Purchase
- Well Presented
- Must Be Seen
- First Floor Flat
- Private Entrance
- Spacious Throughout
- Double Glazing
- No Forward Chain!

# 115 Allens Road, Poole BH16 5BX

NO FORWARD CHAIN! We are delighted to be appointed sole agents in the sale of this incredibly spacious, first floor flat on the Upton/Hamworthy border. LOW YEARLY FEES & GARAGE.



Council Tax Band: B



## Allens Road

The much larger than average accommodation briefly comprises; private entrance with stairs to the first floor, two double bedrooms, lounge, kitchen, bathroom and separate toilet.

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

With a position close to amenities, bus routes and rural/scenic walks around Upton Country Park, internal viewings come highly recommended to avoid disappointment.

To arrange, or for more information, please get in touch at your earliest convenience.

### Lounge

18'3" x 12'10" (5.56m x 3.91m)

### Kitchen

10' x 8'9" (3.05m x 2.67m)

### Bedroom One

14'7" x 9'2" (4.45m x 2.79m)

### Bedrooms Two

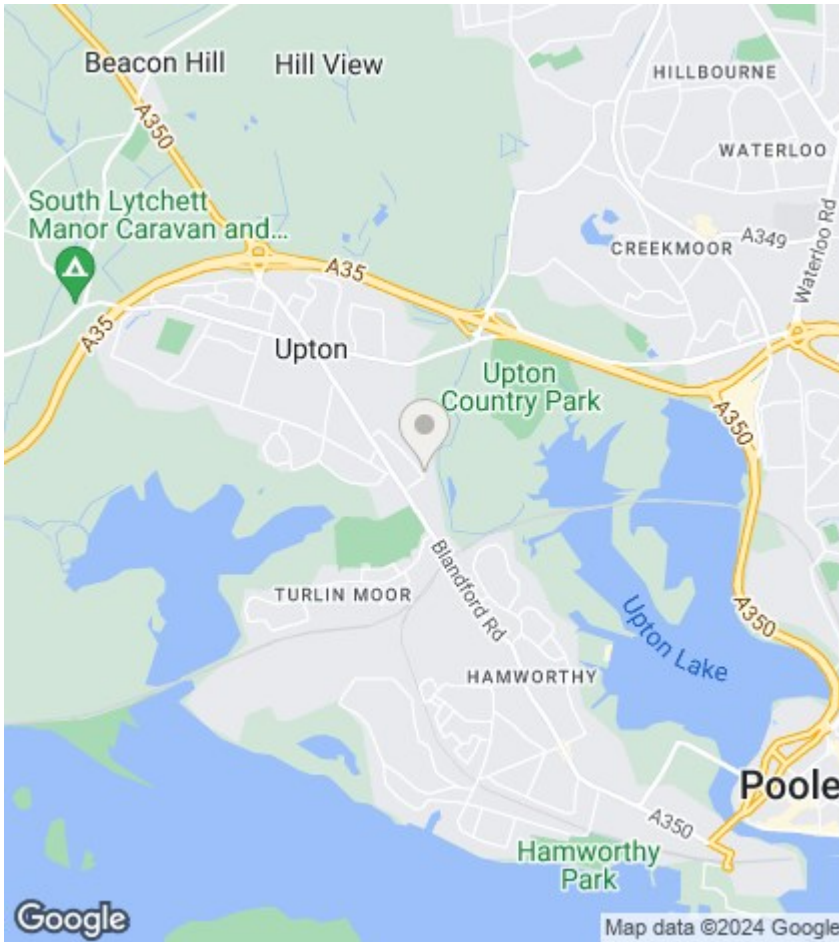
11'7" x 9'2" (3.53m x 2.79m)

### Bathroom

### Toilet

### Leasehold Info

86 years remaining. £200 per year ground rent.  
Maintenance £0 'as and when' basis.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	74
(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	

