



Inglesham Way, Poole, Hamworthy, BH15 4PS

**Asking Price £195,000**

- Two Double Bedrooms
- Share Of Freehold
- Gas Central Heating
- Spacious Throughout
- Ideal First Time Buy
- First Floor Flat
- Garage In A Block
- Close To Holes Bay
- Beautifully Presented
- Must Be Seen!

# Inglesham Way, Poole BH15 4PS

A beautifully presented first floor flat being offered for sale with SHARE OF FREEHOLD and 954 years remaining on the lease close to Cobbs Quay in Hamworthy.



Council Tax Band: B



### Inglesham Way

This truly immaculate property has been carefully modernised and has well planned accommodation briefly comprising; two double bedrooms, spacious lounge/dining room, stunning kitchen, bathroom, hallway and storage cupboards.

Further benefits include; gas central heating via combi boiler, UPVC double glazing, garage in a nearby block, lower than average maintenance charges, communal gardens and secure communal entrance to name only a few.

Situated in the heart of Hamworthy just a short walk from Holes Bay, Cobbs Quay Marina, local amenities and Hamworthy train station providing direct routes to Poole, Bournemouth and London Waterloo. With this in mind, we believe this property will make an ideal first time buy or investment purchase and recommend internal viewings at your earliest convenience.

To arrange, or for more information, please contact our Upton office.

### Share of freehold

999 years from December 1978.

954 Years Remaining

No ground rent

Maintenance charge £40 per month



## Agents Note

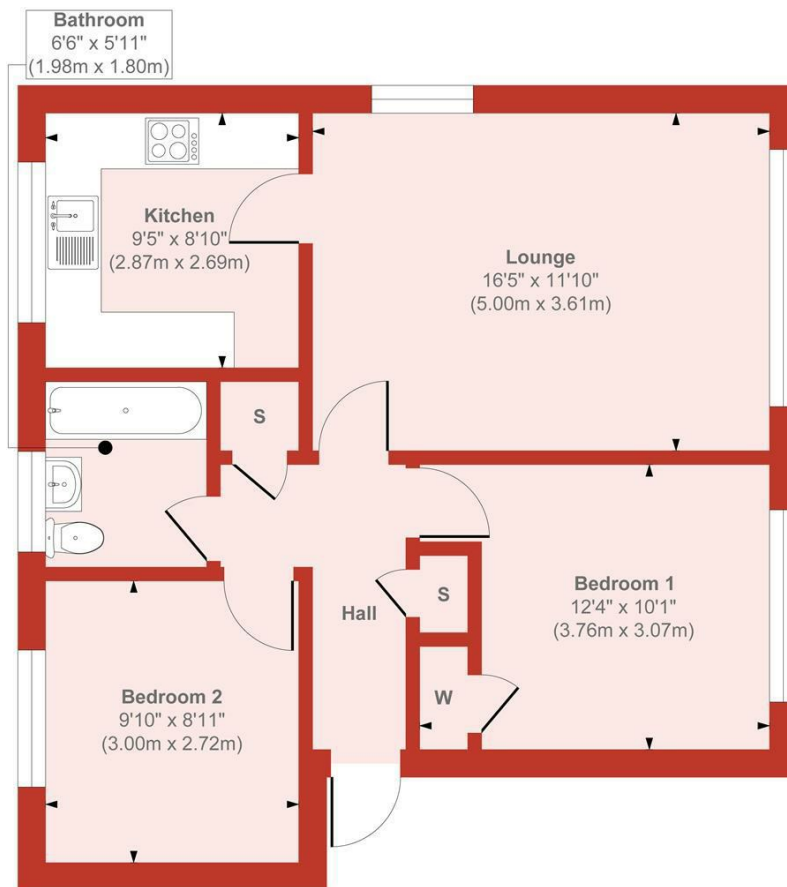
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

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>			
(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	



**Floor Plan**  
 Approx. Gross Internal Floor Area 632 sq. ft / 58.71 sq. m  
 Produced by Elements Property