



131 Allens Road, Upton, Poole, BH16 5BX

Asking Price **£200,000**

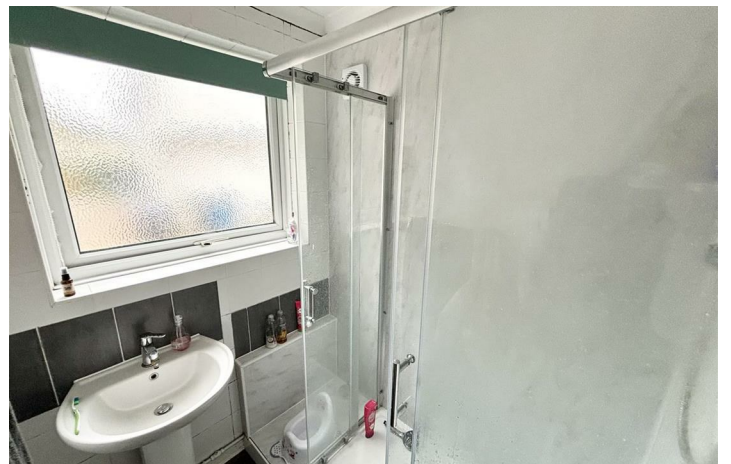
- Ground Floor Flat
- Large Lounge/Dining Room
- Garage
- UPVC Double Glazing
- Spacious Accommodation
- Two Double Bedrooms
- Modern Kitchen
- Gas Central Heating
- Communal Garden
- No Forward Chain

# 131 Allens Road, Poole BH16 5BX

NO FORWARD CHAIN! We are delighted to be appointed sole agents in the sale of this incredibly spacious, ground 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, 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, communal garden, utility cupboard 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/Dining Room

18'02" x 12'10" (5.54m x 3.91m )

### Kitchen

10'00" x 8'09" (3.05m x 2.67m )

### Bedroom One

14'11" x 10'09" (4.55m x 3.28m )

### Bedroom Two

10'11" x 8'03" (3.33m x 2.51m)

### Shower Room

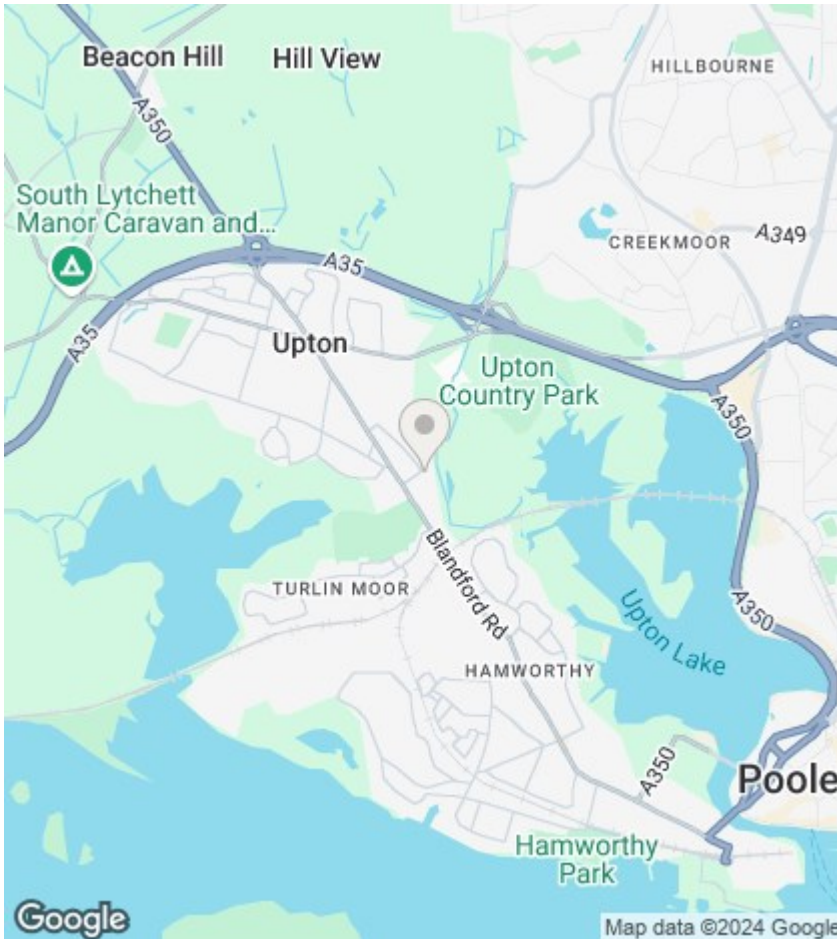
### Leasehold Information

We understand the following from the seller:

Length: 126 years remaining

Ground Rent: Peppercorn

Maintenance: 'As and when' basis



## Agents Note

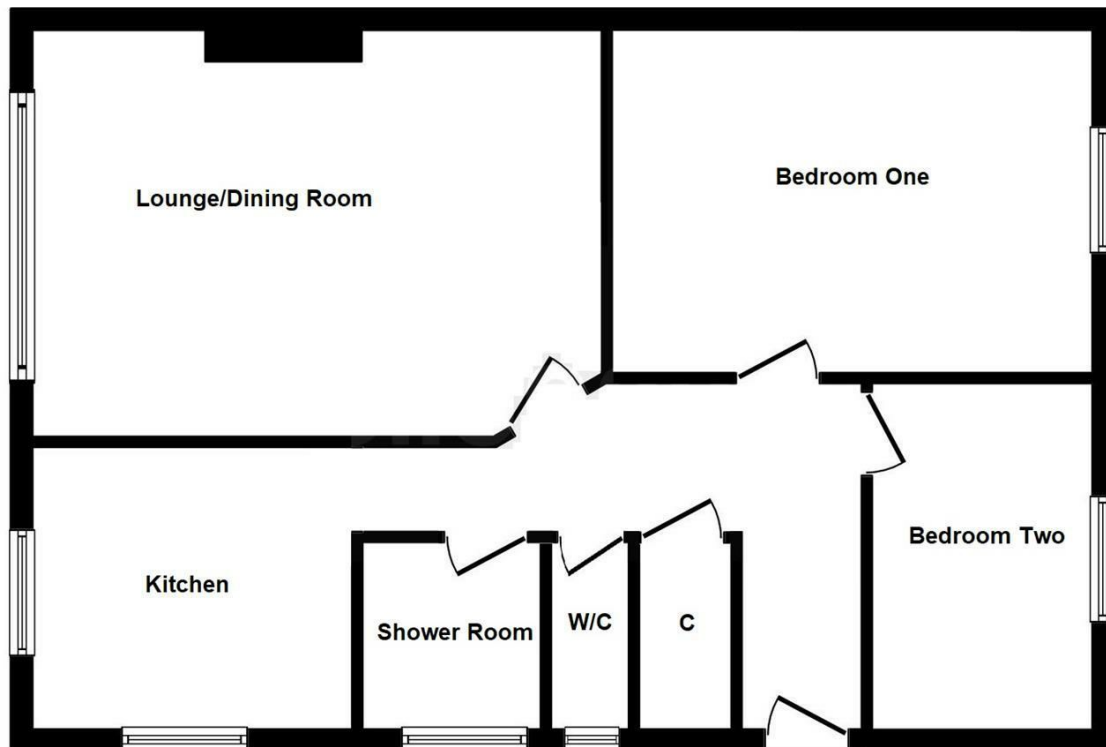
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has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

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**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Connells. Powered by www.focalagent.com