



129 Allens Road, Upton, Poole, BH16 5BX

**£219,950**

- Two Double Bedrooms
- Garage
- Spacious Accommodation
- Gas Central Heating
- Popular Location
- First Floor Flat
- Private Entrance
- Communal Garden
- UPVC Double Glazing
- Ideal First Time Purchase



# 129 Allens Road, Poole BH16 5BX

We are delighted to offer this extremely spacious two double bedroom first floor flat offered for sale with a long lease situated within a popular location close to local amenities and bus routes.



Council Tax Band: B



### Allens Road

The much larger than average accommodation briefly comprises; private entrance, two double bedrooms, lounge, kitchen and bathroom.

The property has been well maintained throughout with many further benefits to include; gas central heating, UPVC 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.

In our opinion, this property would make an ideal first time buy or investment purchase. To arrange a viewing, or for more information, please get in touch with our Upton branch at your earliest convenience.

### Living Room

17'11" x 12'11" (5.46m x 3.94m)

### Kitchen

8'10" x 7'09" (2.69m x 2.36m)

### Bedroom One

14'11" x 9'04" (4.55m x 2.84m)

### Bedroom Two

11'06" x 10'00" (3.51m x 3.05m)

### Bathroom

### Leasehold

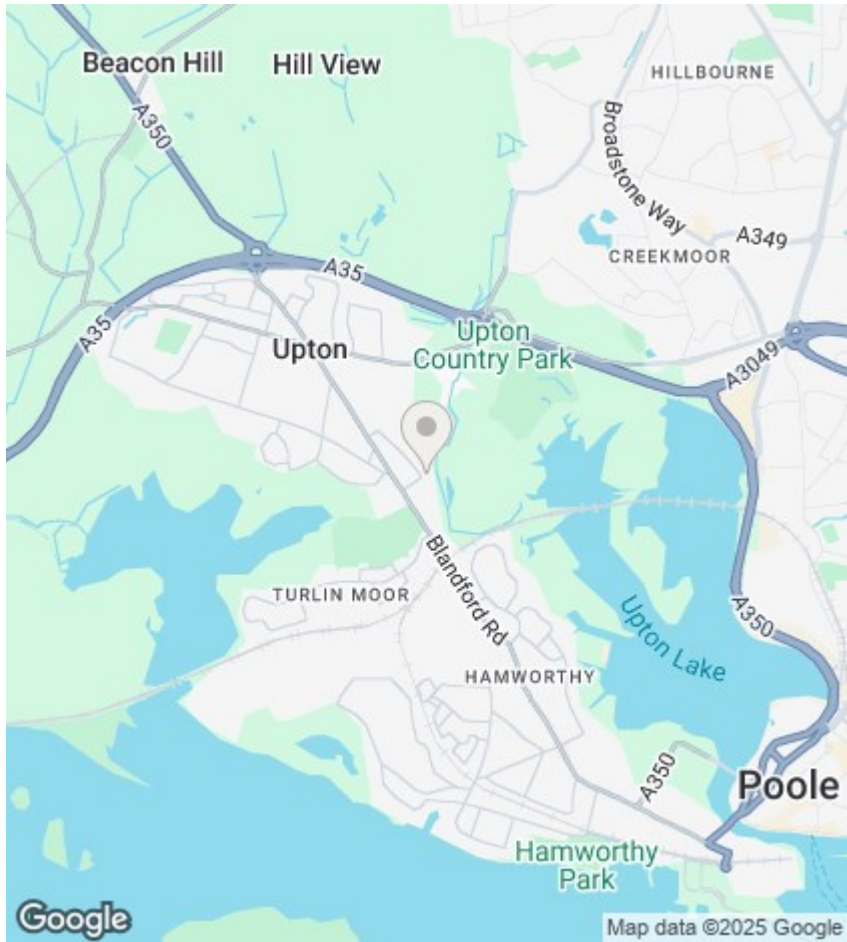
We understand the following from the seller:

Length: 127 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:

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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

