



Flat B, 1 Symes Road, Hamworthy, Poole, Dorset, BH15 4PR

£169,950

- Two Bedrooms
- Share Of Freehold - 999 Year Lease
- Spacious Throughout
- Gas Central Heating
- Must Be Seen
- Ground Floor Flat
- Communal Garden
- Double Glazing
- Garage
- No Forward Chain!

1 Symes Road, Poole BH15 4PR

No Forward Chain! We are pleased to offer for sale this spacious ground floor flat situated in Hamworthy, being sold with a share of the freehold and 999 year lease on completion!



Council Tax Band: B



Symes Road

Whilst in need of a certain degree of modernisation, the property is very clean and tidy with accommodation briefly comprising; two bedrooms, spacious living room, kitchen and wet room.

Further benefits include; gas central heating via modern combi boiler, UPVC double glazing, garage in a nearby block, lower than average maintenance charges (£40 per month), 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.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

