



1b Rectory Road, Oakdale, Poole, Dorset, BH15 3BH

£210,000

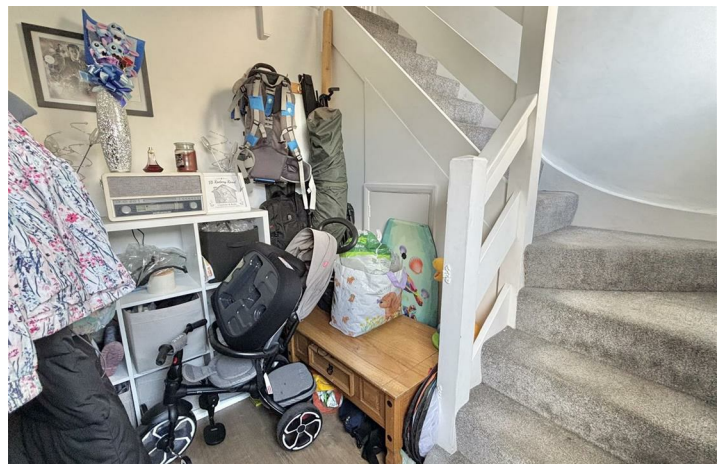
- Two Double Bedrooms
- Private Entrance
- Lounge/Dining Room
- Modern Bathroom
- Ideal FTB or BTL
- First Floor Flat
- Off-Road Parking
- Convenient Position
- Long Lease
- Internal Viewing Encouraged!

1b Rectory Road, Poole BH15 3BH

LONG LEASE! We are pleased to offer for sale this spacious first floor flat situated within easy reach of Poole Town Centre amenities and transport links.



Council Tax Band:



RECTORY ROAD

The accommodation comprises two double bedrooms (both with fitted wardrobes), lounge/dining room, spacious kitchen with breakfast bar and modern bathroom. Further benefits include off-road parking, a private entrance and UPVC double glazing. In our opinion this property would make an ideal first time purchase or buy to let - call us to arrange a viewing at your earliest convenience!

LOUNGE/DINING ROOM

17'0" x 9'6" (5.18 x 2.9)

KITCHEN/BREAKFAST ROOM

11'11" x 8'2" (3.63 x 2.49)

BEDROOM ONE

10'3" x 9'11" (3.12 x 3.02)

BEDROOM TWO

11'10" x 8'0" (3.61 x 2.44)

LEASE DETAILS

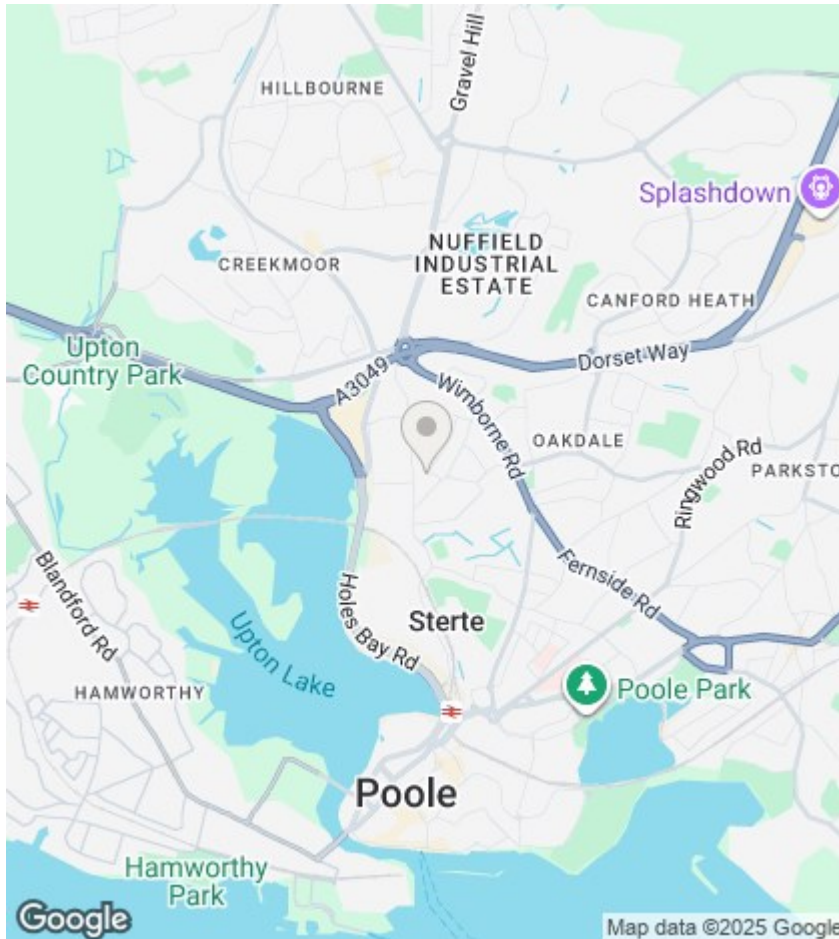
We understand from the vendors that the charges are as following:

152 years remaining

Peppercorn ground rent

Maintenance paid for on an as and when needed basis

Buildings insurance £25pcm approx.



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	

