



Flat C, 1 Carly Court 30 Poole Road, Upton, Poole, Dorset, BH16 5JB

Asking Price £164,950

- One Double Bedroom
- Allocated Parking
- Modern Block
- 112 Years Remaining on Lease
- Close To Upton Country Park
- First Floor Flat
- Gas Central Heating
- Balcony From Lounge
- Popular Location
- No Forward Chain!

30 Poole Road, Poole BH16 5JB

NO FORWARD CHAIN! A stunning and meticulously maintained first floor flat in a central location with modern features, situated just a short walk to amenities and Upton Country Park.



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C

Council Tax Band: A



Carly Court

We are delighted to offer for sale this modern and spacious first floor flat situated close to all local conveniences in the heart of Upton, just a few miles west of Poole.

The well kept accommodation briefly comprises; one double bedroom, living room with balcony accessed via french doors, kitchen area with modern units and space for appliances, spacious hallway and family bathroom.

This beautifully presented property has further benefits to include; gas central heating, UPVC double glazing, allocated parking, bike storage available, immaculate communal areas and 112 years remaining on the lease to name only a few. Situated close to local shops, doctors, pharmacy and bus routes, this property is sure to attract high volumes of interest.

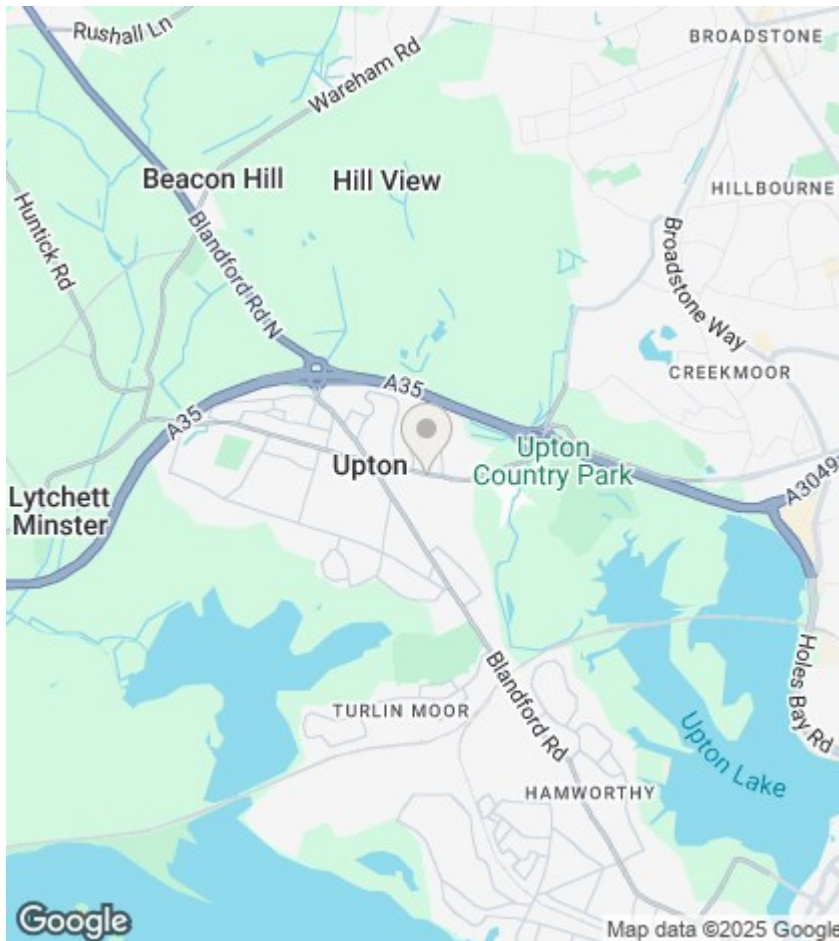
In our opinion, this property would make an ideal first time buy and with the vendor offering 'no forward chain, internal viewings come highly recommended to avoid disappointment. To arrange, please contact our Upton office at your earliest convenience.

Leasehold Info:

Lease: 112 years remaining

Ground Rent: £200 per year

Maintenance: £1,013 per year



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

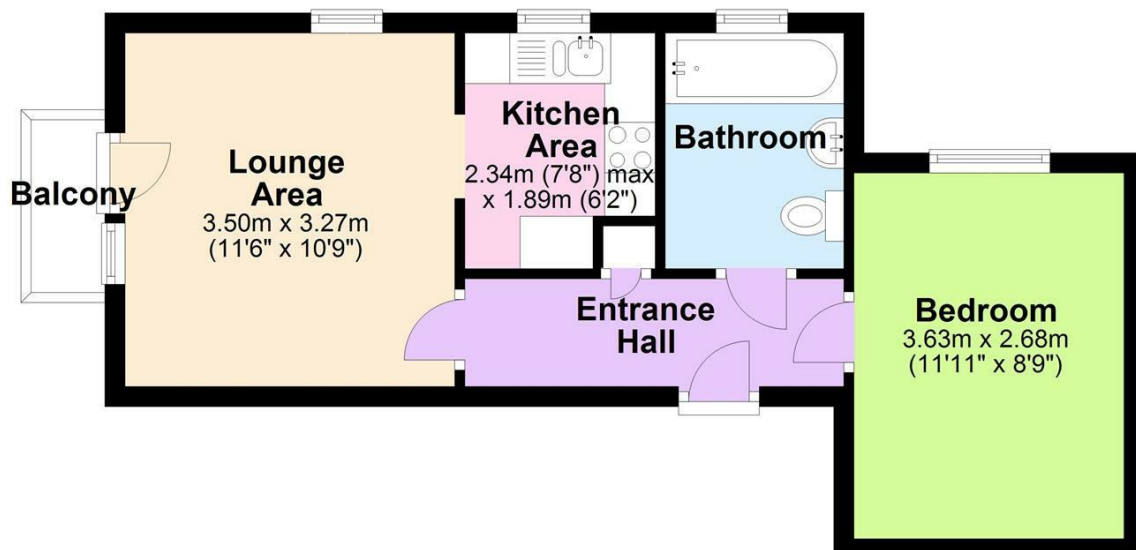
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.