



Flat 12, Maple Lodge Douglas Close, Poole, BH16 5HE

**Asking Price £145,000**

- First Floor Apartment
- Modern Throughout
- Bright Living Room
- Over 55's Only
- Close to Amenities
- One Double Bedroom
- Communal Garden
- Central Location
- Share of Freehold
- No Forward Chain

# Flat 12, Maple Lodge Douglas Close, Poole BH16 5HE

NO FORWARD CHAIN! A spacious & modern first floor retirement apartment, situated in a very sought after centrally located block.



Council Tax Band: A



### Maple Lodge

Having undergone some recent updates, this apartment offers modern accommodation that comprises: one double bedroom, bright lounge/dining room with bay window, kitchen with integrated appliances and a shower room.

Further benefits include UPVC double glazing, electric heating, large fitted wardrobe, a recently overhauled communal garden and parking available.

'Maple Lodge' is a sought after and conveniently located block that makes access to all of Upton's range of amenities. We are anticipating high levels of interest and as such encourage internal viewing at your earliest convenience! To arrange or for more information, please call our Upton Branch.

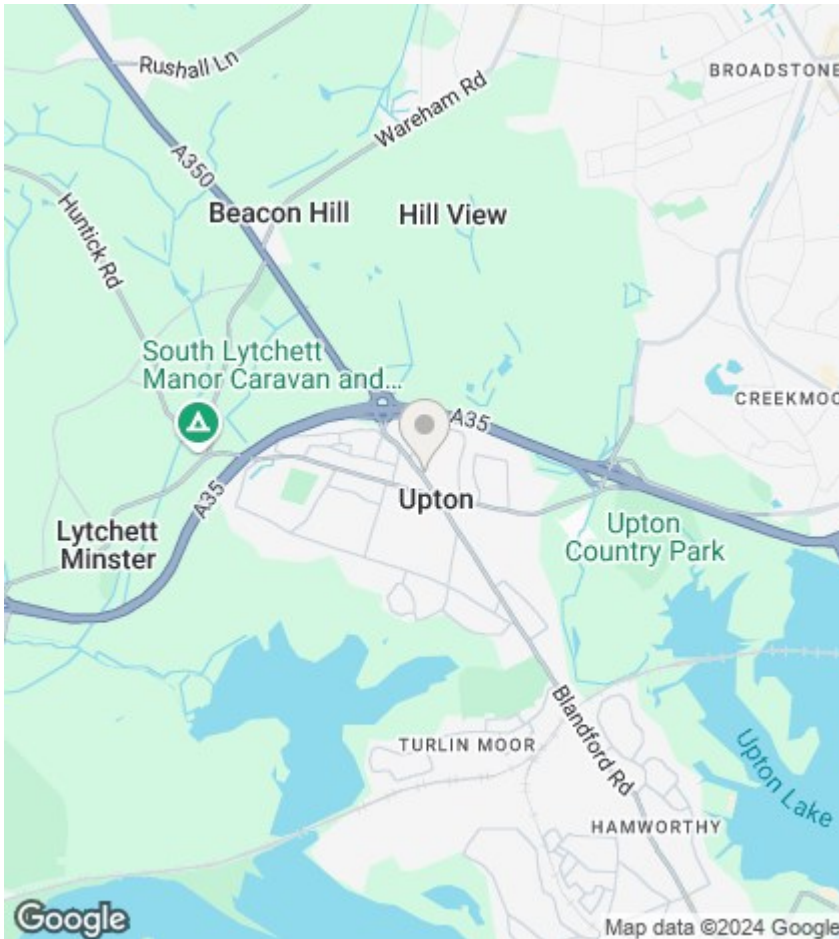
### Leasehold Information

We understand the following from the seller:

Remaining lease - 963 years

Ground rent - Peppercorn

Service charge - £1,550 per annum



## 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.

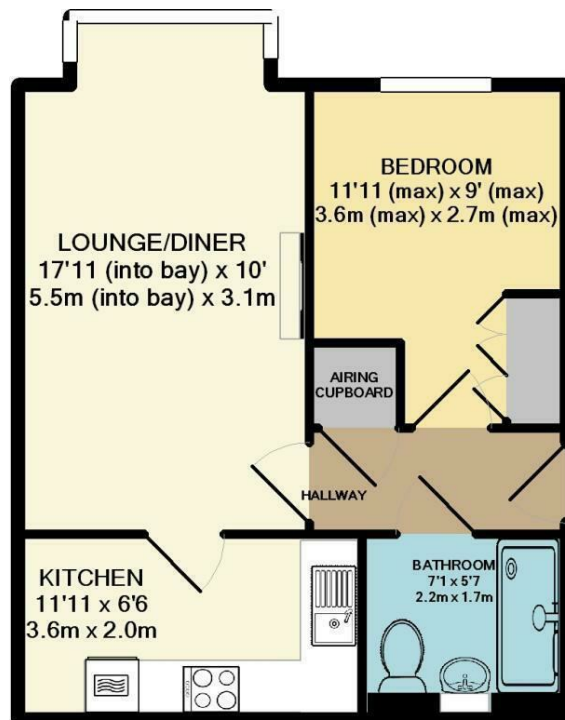
No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## 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	



TOTAL APPROX. FLOOR AREA 429 SQ.FT. (39.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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