

**24c Martin Close, Creekmoor, Poole,
BH17 7XS**

**£125,000
Leasehold**



Situated in this quiet cul-de-sac is this first floor studio apartment benefitting from its own private front door. The flat has electric heating and UPVC double glazing, a bed/sitting room leading to a kitchen and a shower room. The flat benefits from a long lease with 955 years remaining and there is No Forward Chain. Within Creekmoor there are a number of local amenities including shops, public house, doctors and library and the larger neighbouring centres of Broadstone and Poole are easily reached by car and bus. The property is situated close to pleasant walks around Creekmoor Ponds and also Upton Country Park.

OUTSIDE STAIRCASE Leads to:

COVERED PORCH Servicing two properties. Double glazed composite front door leads to:

ENTRANCE PORCH UPVC double glazed door leads to:

HALLWAY Loft hatch with ladder giving access to the roof space, door leading to:

BED/SITTING ROOM 14' 8" x 10' (4.47m x 3.05m) Two windows, night storage heater, TV aerial connection, telephone connection point, cupboard with hanging rails, doorway leads to:

KITCHEN 9' 3" x 5' 4" (2.82m x 1.63m) A range of units comprising of single bowl single drainer stainless steel sink unit with adjacent roll top worksurfaces with drawers and base storage cupboards below and eye level wall mounted units over, space and plumbing available for an automatic washing machine, integrated electric oven with electric hob above and extractor canopy over, partly tiled walls, ceramic tiled floor, space for fridge/freezer, window

SHOWER ROOM Comprising of fully tiled double shower cubicle with hand held shower attachment and rain shower head over, glazed shower screen, WC with concealed cistern and adjacent inset wash hand basin with centre mixer tap and two drawers below, ceramic tiled floor, fully tiled walls, window, storage cupboard with slatted shelving, wall mounted Dimplex electric heater

OUTSIDE The property benefits from a parking space in an adjacent communal parking area

TENURE There are 955 years remaining on the Lease

SERVICE CHARGE There is no service charge and the seller advises us there is a peppercorn ground rent.


COUNCIL TAX BAND 'A' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



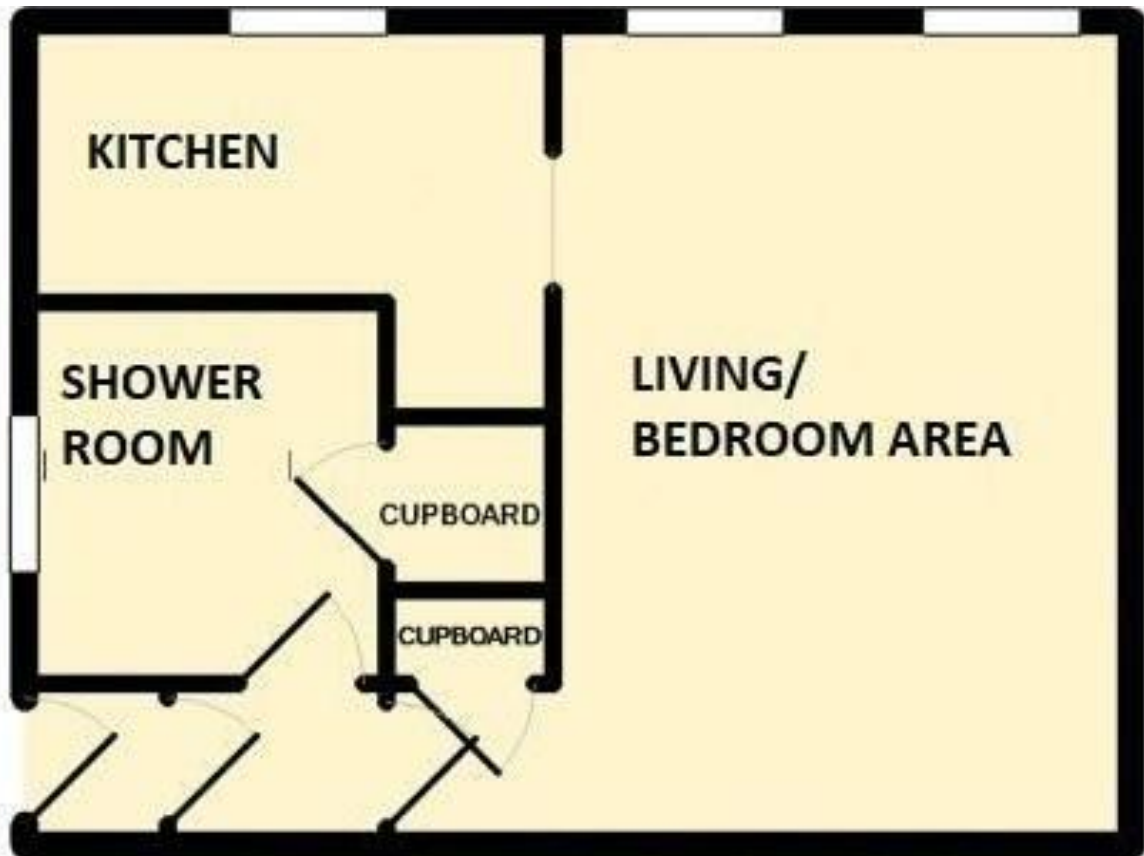
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 15562



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		81	82
England & Wales		EU Directive 2002/91/EC 	

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