



22 Plantation Court, Plantation Road, Poole BH17 9LW

A well presented and bright and airy two bedroom ground floor flat with allocated parking and a garage and benefitting from a new 125 year lease.

EPC: 71 Council Tax Band: B Price: £180,000 Leasehold







Key Features

- NO FORWARD CHAIN
- NEW 125 YEAR LEASE
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE
- PRESENTED IN VERY GOOD DECORATIVE ORDER
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING & GARAGE
- CONVENIENT LOCATION
- MAINTENANCE £1860 P.A.

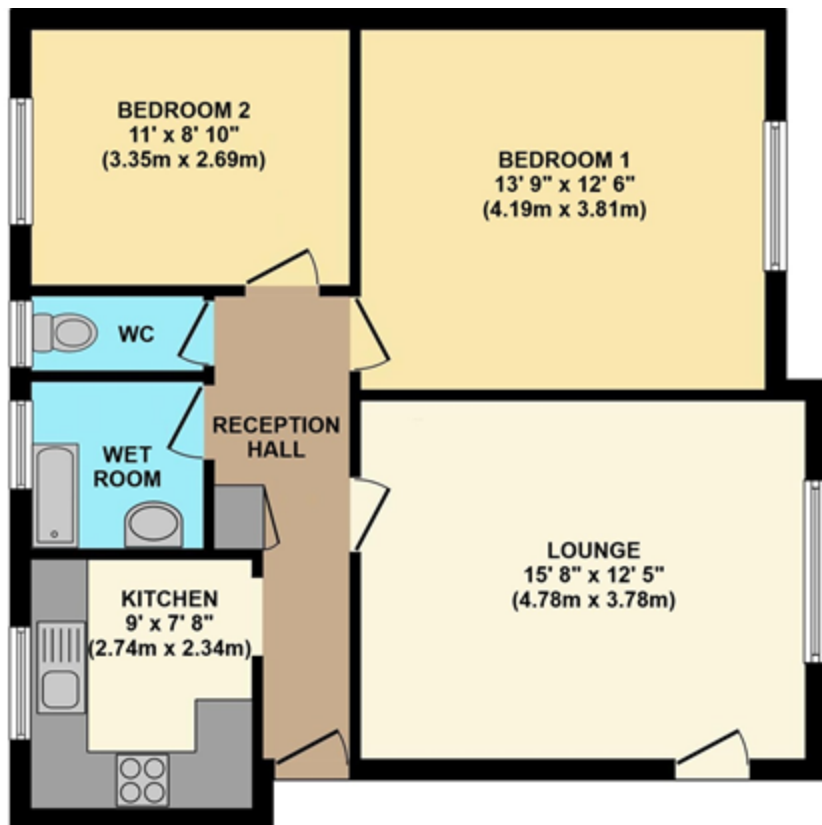
The Property

This well presented ground floor apartment is situated in a convenient location within easy reach of the centres of Broadstone and Poole and close proximity of the A31 and commuter routes.

Communal front and rear doors lead to the reception hall which just accesses two ground floor and two first floor flats, and the accommodation then comprises of a reception hall with airing cupboard leading to the good size lounge with coved smooth plastered ceiling, varnished floorboards and a large window overlooking the gardens. There is then a kitchen with integrated appliances and the Baxi

combination boiler serving the heating and hot water supply, two double bedrooms, a modern wet room and a separate WC.

The property benefits from an allocated parking space (number 8) and also a single garage fitted with an up and over door. Within walking distance from the property there is access to local amenities and bus routes and also two supermarkets. There is also popular schooling close by including both the boys' and girls' grammar schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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