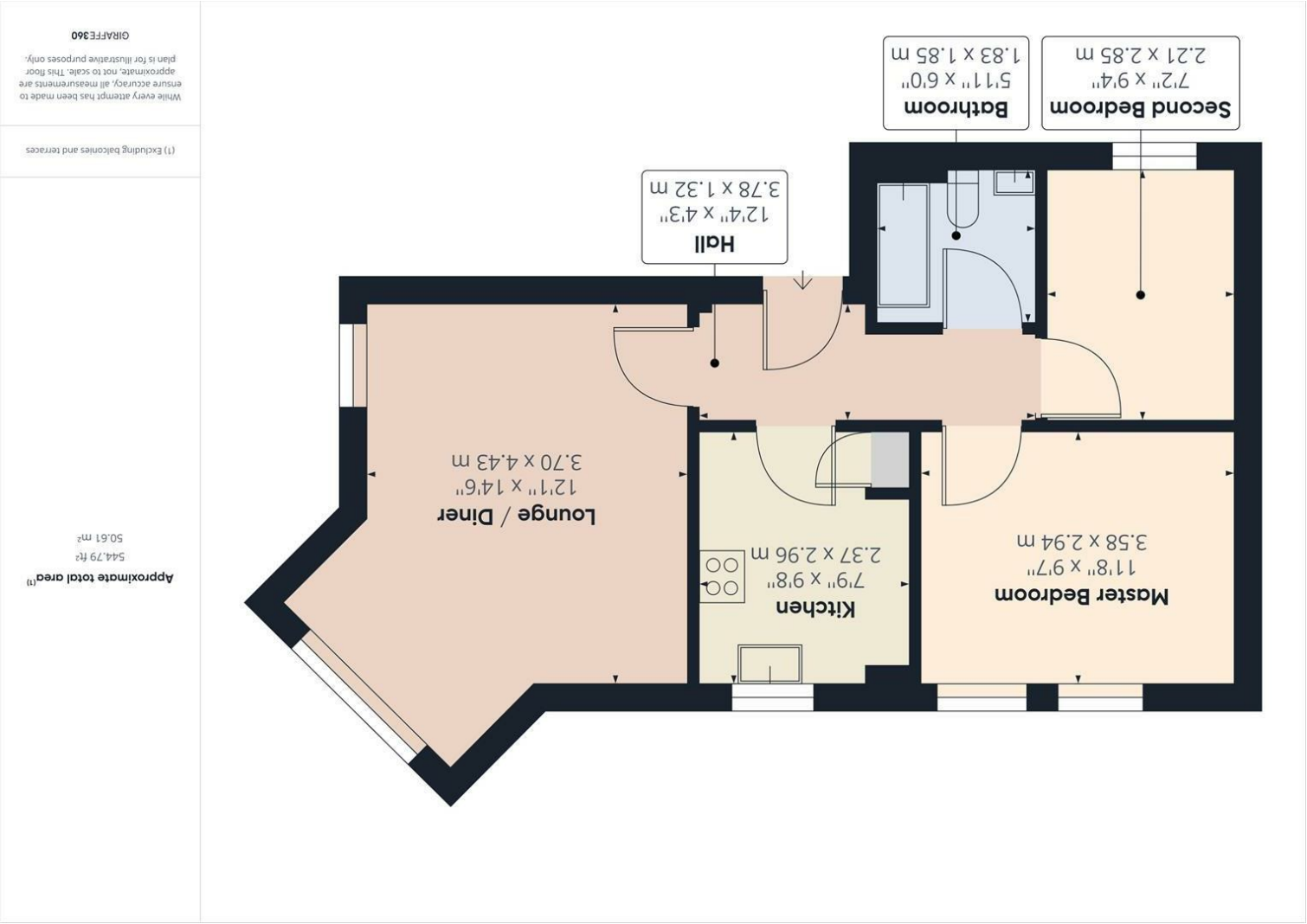


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



FLOOR PLAN



Flat 12 Emily Court 124 Ashley Road
Poole, BH14 9BX, £180,000

MAIN FEATURES

- Two Bedroom First Floor Apartment
- Spacious Lounge/Diner
- Separate Fitted Kitchen
- Gas Central Heating & Entry Phone System
- Allocated & Visitor Parking
- New 125 Year Lease

Area

A fantastic opportunity to purchase this well presented two bedroom first floor apartment situated in a popular residential location close to local amenities, shopping facilities and transport links.

About This Property

Occupying a substantial plot Emily Court benefits from both allocated and visitor parking alongside front & rear communal grounds.

Stepping into the apartment you are greeted by the welcoming entrance hall that provides access to all rooms. To the right you will find the spacious open-plan lounge/diner that provides well defined areas for both eating and relaxing. The separate fitted kitchen is well-appointed with ample workspace, cupboard storage and gas cooking facilities.



MORE @ WWW.LOVETTINTERNATIONAL.COM

Sleeping accommodation consists of two well-proportioned bedrooms, both of which could accommodate a double bed if required. The bedrooms are served by the tiled family bathroom that consists of a shower-over-bath, w/c and basin.

Further benefits include; gas central heating, entry phone system, allocated parking & a new 125 year lease.

Well-presented throughout a viewing is highly recommended to appreciate all this property has to offer. Sure to be popular early viewing is advised, call Lovett Estate Agents to arrange your viewing appointment.

Tenure

Leasehold

New 125 Year Lease Upon Exchange

Service/Maintenance Charge: Circa £594 Per Half Year

Ground Rent: £310.65 Per Annum

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.



£180,000

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	

