



45 Sydling Close
, Poole, BH17 8SY

Asking price £150,000



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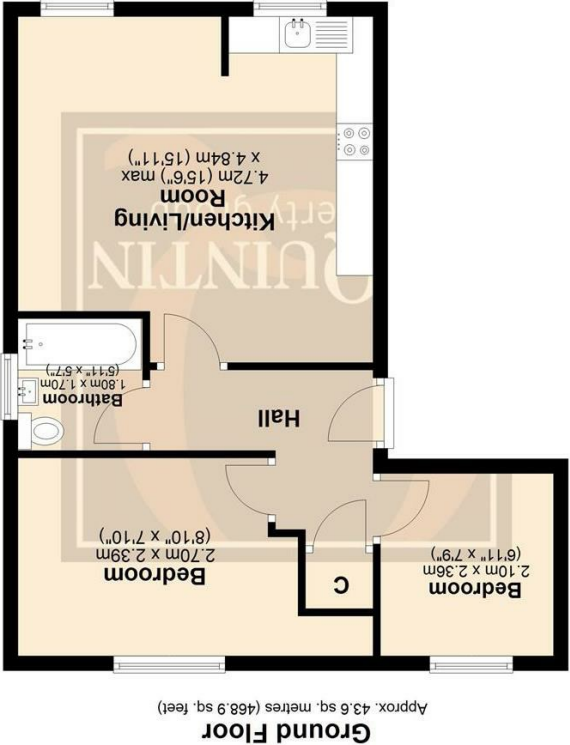
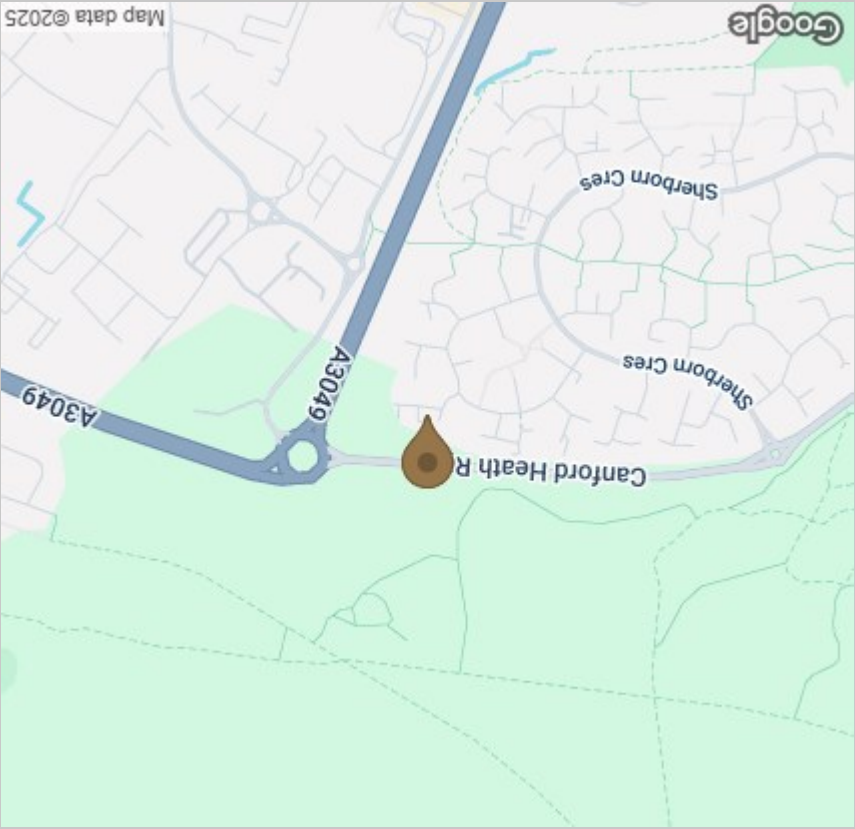
Two bedroom re-decorated first floor apartment situated in the popular Canford Heath area.
Entrance hall with storage cupboards , doors to all bedrooms and family bathroom open plan living room /kitchen with gas hob, electric oven and extractor over, space for washing machine and fridge/freezer. laminate flooring throughout . Gas central heating and double glazing.
Allocated parking for one vehicle.

The lease is currently being extended for the benefit of the new owner

This home is within a 10-minute walk from the local Asda supermarket and only a five minute drive away from the Tesco supermarket . The nearby Tower Park complex is home to cinemas, 'Splashdown' water centre, and many restaurants. For the walker, there are pathways close by that will provide access onto the acres of local heathland, ideal for walks and off road cycling



Area Map



Total area: approx. 43.6 sq. metres (468.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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

Plan produced using PlanUp.

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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