



**ATHERTONS**

ESTATE & LETTING AGENTS

EST. 1985

**Flat 3, Bramley House, 96 Surrey Road**

Poole

Guide Price **£155,000**





## Flat 3

Bramley House, Poole

**NO FORWARD CHAIN** A delightful ground-floor apartment located just steps from Bournemouth Gardens and Coy Pond. This generous property features an entrance hallway, a large lounge/dining room with patio doors opening to the gardens, a double bedroom, a kitchen, and a bathroom. Additional highlights include double glazing, electric heating, lovely communal gardens, and residents' parking. The apartment also benefits from a share in the freehold and is offered with no forward-chain

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: F

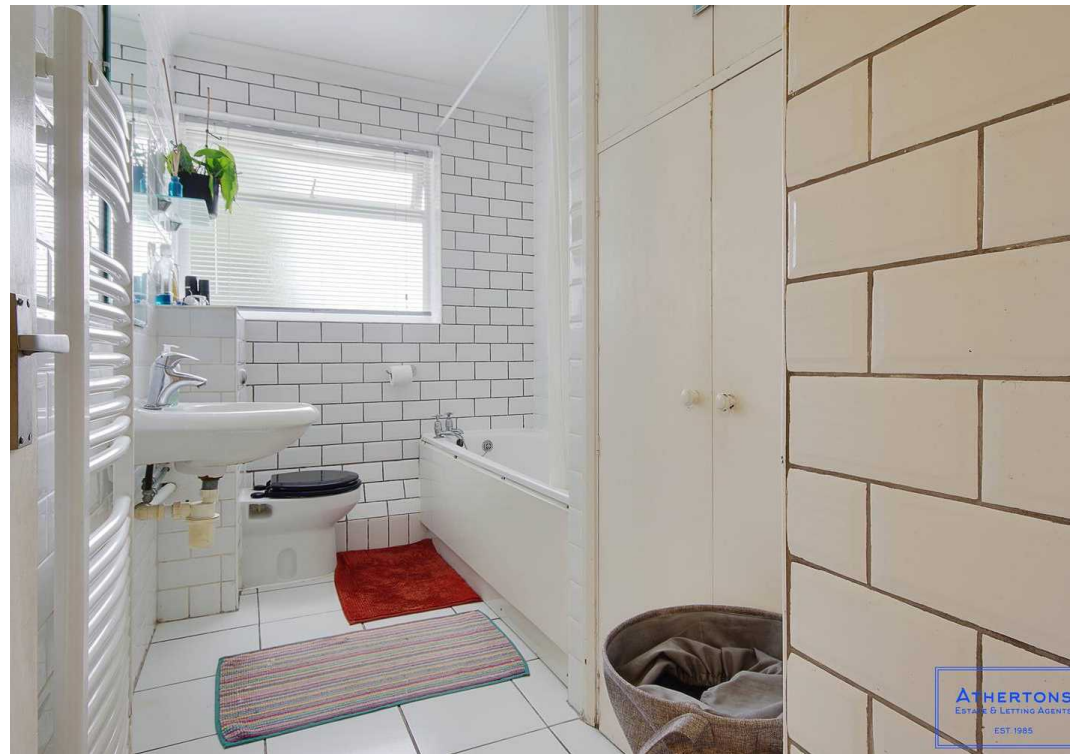
EPC Environmental Impact Rating: F

- Spacious Apartment
- One Double Bedroom
- Ground Floor
- Patio Doors To Wonderful Gardens
- Allocated Parking
- No Forward Chain



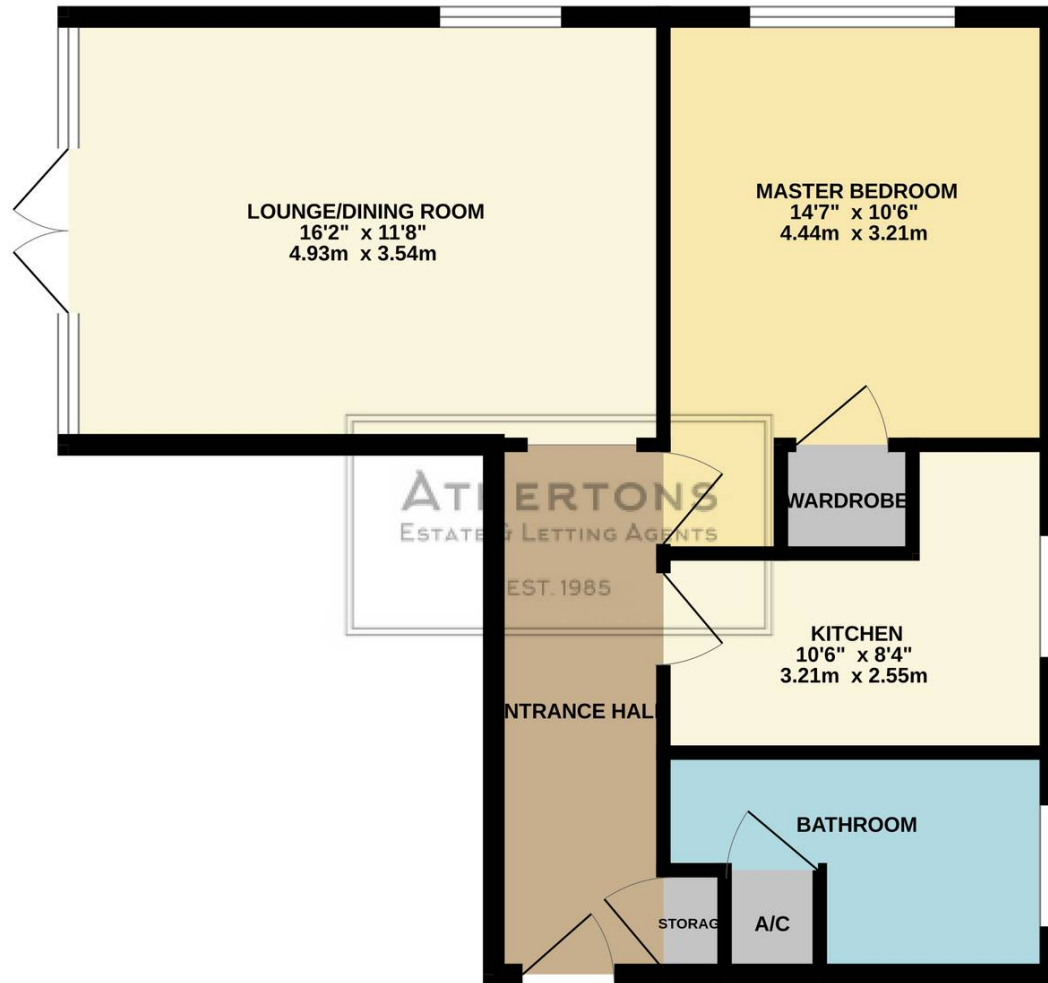








GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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