



The Allens Surrey Road, Poole BH12 1HG

welcome to

The Allens Surrey Road, Poole

A well presented second floor apartment near Coy Pond and Westbourne with two double bedrooms, main bathroom and ensuite to the master bedroom, Many other features include allocated parking, communal gardens and direct access to Bournemouth Gardens. Call Fox & Sons today.





Entrance Hall

11' 4" Max x 9' 3" (3.45m Max x 2.82m)

Lounge

16' 6" Max x 11' 6" Max (5.03m Max x 3.51m Max)

Bathroom

6' 5" x 5' 2" (1.96m x 1.57m)

Kitchen

9' 2" x 5' 2" (2.79m x 1.57m)

Bedroom One

13' x 11' 1" (3.96m x 3.38m)

En Suite

Bedroom Two

11' 10" x 9' 1" (3.61m x 2.77m)

Outside

Total floor area 63.4 sq.m. (682 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

The Allens Surrey Road, Poole

- Second Floor Apartment
- Two double Bedrooms
- Main Bathroom and En Suite to Master
- Allocated Parking and Visitor Parking
- Superb Location near Coy Pond and Westbourne

Tenure: Leasehold EPC Rating: C

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN109007

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WTN109007 - 0002

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk