

FOR SALE



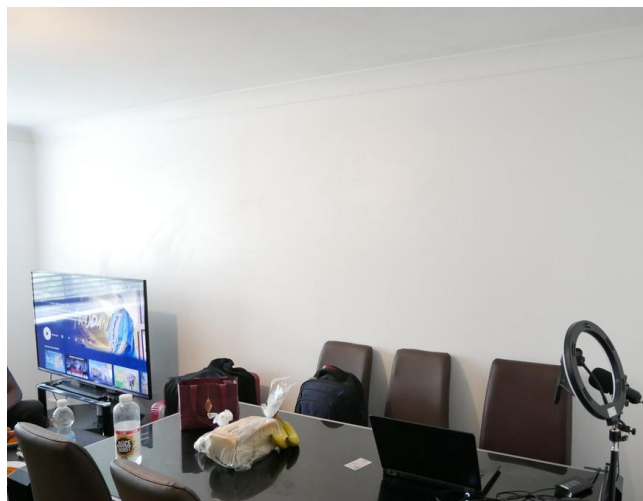
William Lodge, 60 Cranbrook Road
£200,000


MARTIN&CO

William Lodge, 60 Cranbrook Road £200,000

- £1919 pa service charge
- £309 pa ground rent
- 47 square metres
- **NO FORWARD CHAIN**
- council tax band 'B' = £1670pa

Introducing this ground floor flat close to the busy town of Poole! Perfect for those seeking a conveniently located property with no forward chain, this two-bedroom apartment boasts a fully tiled bathroom, gas central heating, double glazing, and private use of a paved garden. Situated close to Ashley Road and main bus routes, residents can enjoy easy access to local amenities and transportation options. Additionally, the property comes with one allocated parking space, ensuring hassle-free parking arrangements. At 47 square metres, this flat offers comfortable living space for individuals or small families.



ENTRANCE HALL Ceiling light, cupboard housing electricity meter, secure entry phone, radiator, laminate flooring.

LIVING ROOM 14' 11" x 9' 6" (4.55m x 2.90m) Ceiling light, double glazed window to front aspect, radiator, laminate flooring.

KITCHEN Ceiling light, wall & base units with worktop over, double glazed window to side aspect. Stainless steel cooker hood, gas hob & elected coven beneath. Wall mounted 'Gloworm' boiler, space & plumbing for washing machine, heated towel rails style radiator, laminate flooring.

BEDROOM 11' 7" x 9' 0" (3.55m x 2.76m) Ceiling light, double glazed window to rear aspect overlooking the communal patio, built in double wardrobes, radiator.

BEDROOM 8' 4" x 7' 0" (2.55m x 2.15m) Ceiling light, double glazed window to side aspect, radiator.

BATHROOM Ceiling light, extractor fan, fully tiled, with bath, vanity unit with inset basin, toilet, heated towel rail style radiator.

ALLOCATED PARKING SPACE Allocated space for one vehicle with additional visitors' space, available on a first come first served basis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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