



Flat 5 Crest Court, 217 Blandford Road, Hamworthy, Poole, BH15 4AY

**Asking Price £210,000**

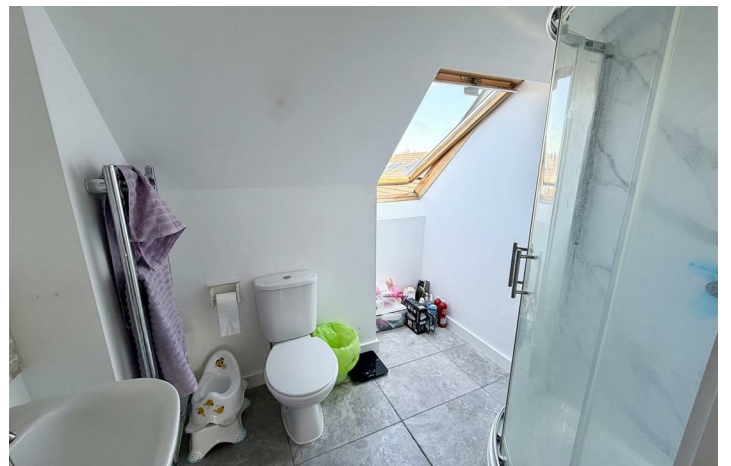
- Two Double Bedrooms
- Modern Block
- Water Views
- Allocated Parking
- New Boiler with 10yr Guarantee
- Penthouse Apartment
- Spacious Throughout
- Share of Freehold
- Pets Allowed
- No Forward Chain

# 217 Blandford Road, Poole BH15 4AY

Offered for sale with no onward chain, this penthouse style apartment is positioned close to Hamworthy Park and benefits from a share of the freehold.



Council Tax Band: B

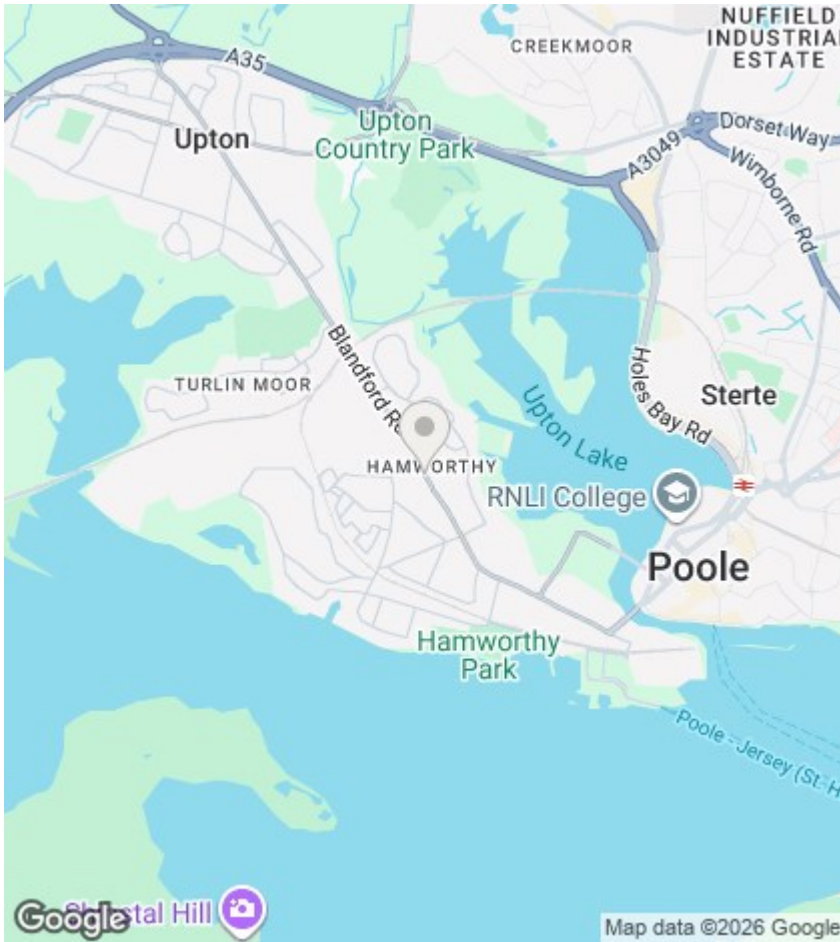


### Crest Court

Occupying the entire top floor of this modern block, the property briefly comprises: two double bedrooms, spacious living/dining room, adjoining kitchen and a well appointed shower room.

Further benefits include water views from the kitchen, gas central heating via brand new boiler (10 year guarantee), double glazing throughout, secure communal entrance and allocated parking. It's also worth noting that this property is conveyed with a share of the freehold - as such there is no ground rent payable and the yearly maintenance fees are competitive.

Offered for sale with no onward chain, internal viewing is encouraged in order to appreciate what's on offer. To arrange, or for more information, please contact our Upton Branch.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

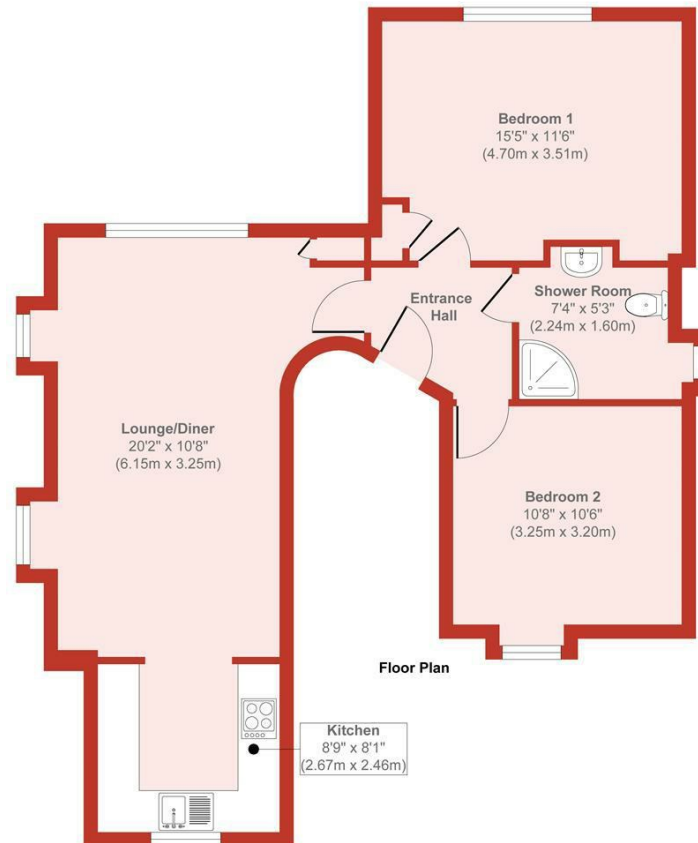
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Crest Court, Hamworthy



Floor Plan

Approx. Gross Internal Floor Area 699 sq. ft / 64.93 sq. m

Produced by Elements Property