



Victoria Place, Victoria Road, Poole, BH12 3EE

Asking Price £190,000

- Two Bedrooms
- Beautifully Presented
- Residents Parking Permit
- Gas Central Heating / UPVC Double Glazing
- No Forward Chain
- Quality Second Floor Flat
- Open Plan Living / Kitchen Area
- Close To Amenities / On Main Bus Route
- Ideal First Time Buy / Buy To Let
- Early Viewing Recommended!

Victoria Place Victoria Road, Poole BH12 3EE

BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT WITH LONG LEASE / NO FORWARD CHAIN >>>

Greys Estate Agents are delighted to offer for sale this very well presented second floor apartment situated in a popular position close to amenities in Parkstone, Poole. The apartment comprises: Two bedrooms, bathroom and a lovely open plan living space with a kitchen / dining area and lounge space. Other benefits include useful storage cupboards, UPVC double glazing, gas central heating, bike storage and residents permit parking. Must be viewed!



2



1



1



B

Council Tax Band: B



Entrance Hall

Open Plan Living/Kitchen Area

20'0" x 14'0" (6.10m x 4.27m)

Bedroom One

11'6" x 10'7" (3.51m x 3.25m)

Bedroom Two

13'1" x 8'5" (3.99m x 2.59m)

Bathroom

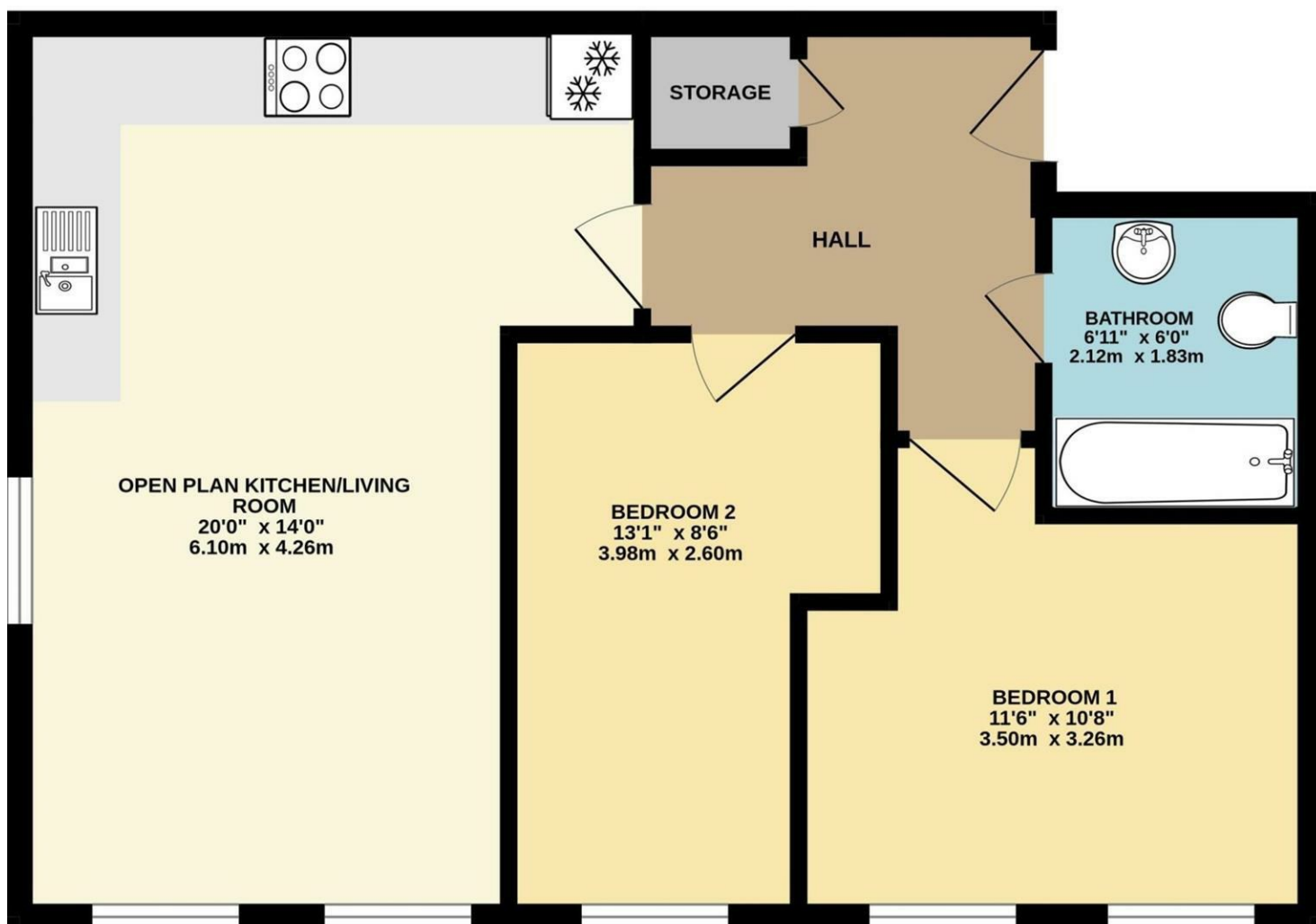
6'11" x 6'0" (2.11m x 1.83m)

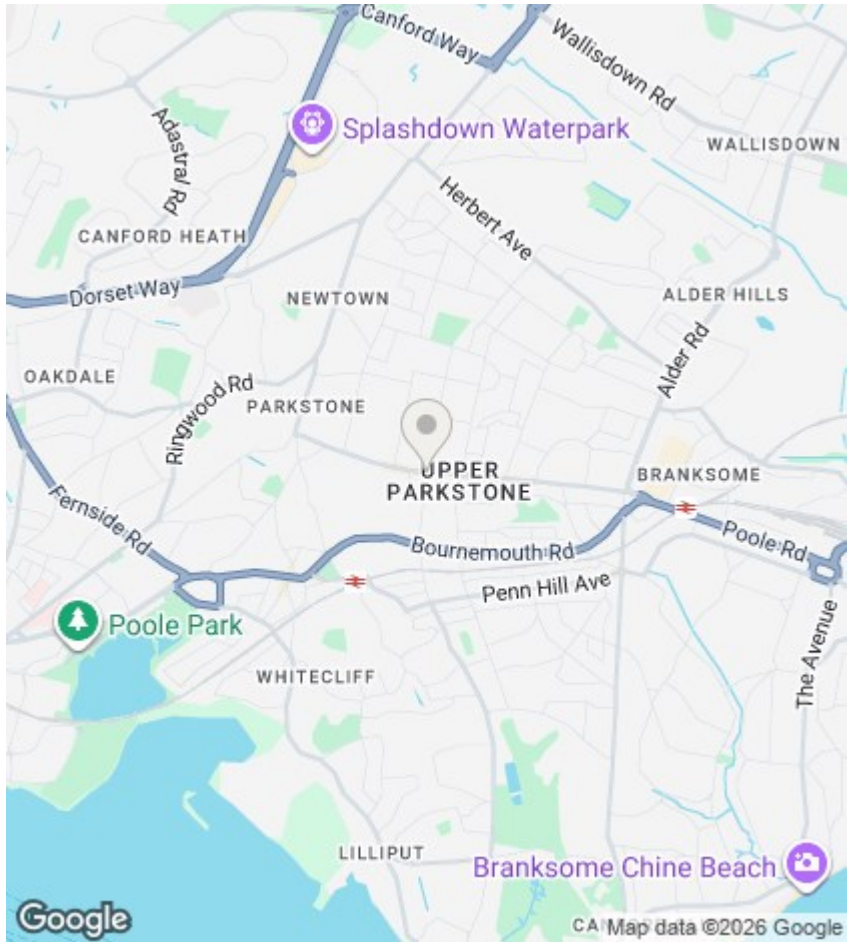
Leasehold

Lease - approx 118 years remaining.

Ground Rent - £200 / annum.

Service Charge - £950 / annum.





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 749390 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC