



1 Melbury Court, 12 Swann Hill Gardens, Upton, Poole, Dorset, BH16 5FP

Asking Price £250,000

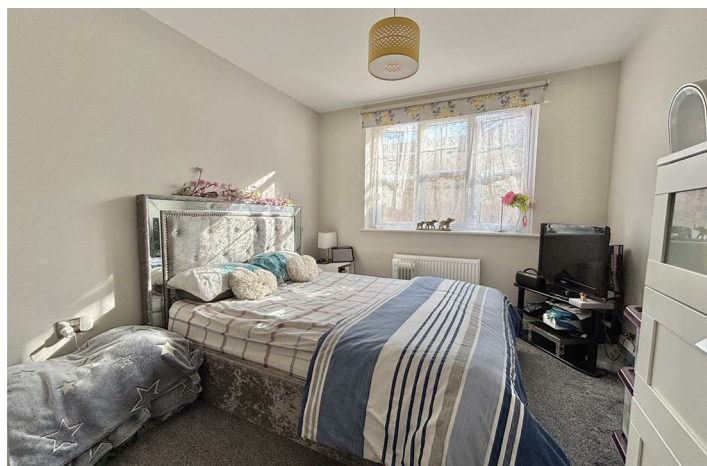
- Two Double Bedrooms
- Allocated & Visitor Parking
- En-Suite To Bedroom One
- Close To Amenities & Bus Routes
- Fully Integrated Kitchen
- Ground Floor Apartment
- Approx. 800 Sq Feet
- Open Plan Living Area
- Remainder of Build Guarantee
- Communal Garden Area

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This immaculately presented ground floor apartment is conveniently situated within walking distance to the local amenities of Upton, central bus routes, schools, popular recreational spots (Upton Country Park) and train station with direct routes to London.



Council Tax Band: B

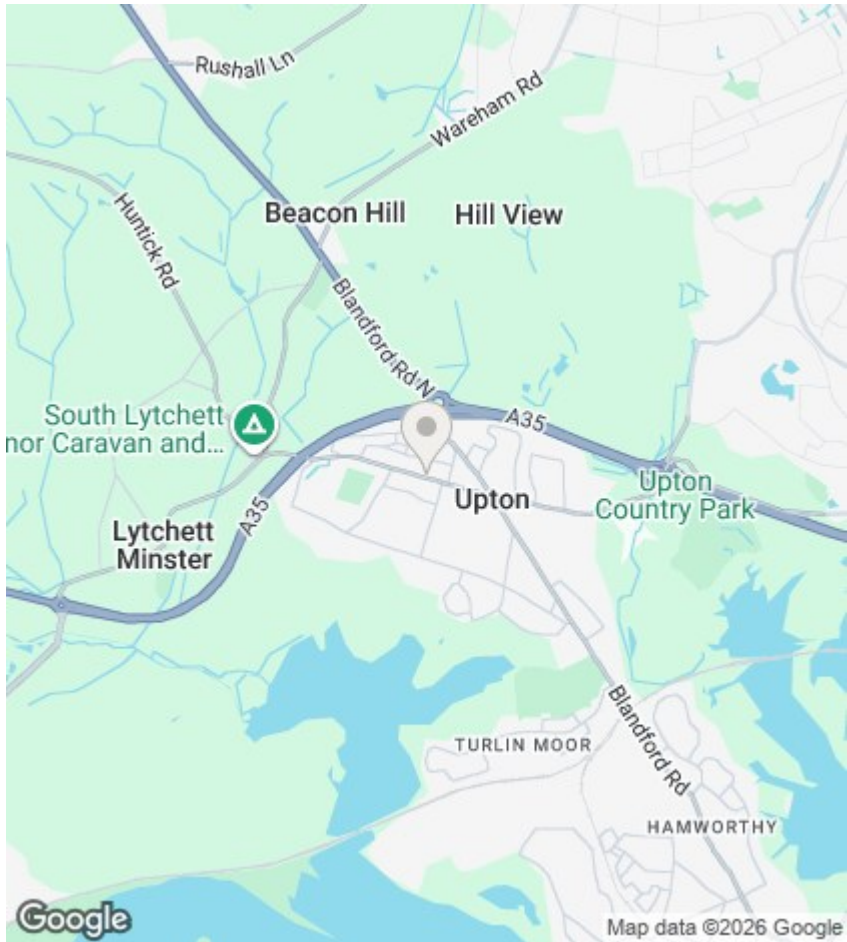


Melbury Court

This ideal home provides spacious living throughout, with approx. 800 square feet of accommodation comprising: two double bedrooms with en-suite to bedroom one, open plan lounge/dining area with modern kitchen and luxurious bathroom.

The front driveway provides off road parking with one allocated space and guest spaces are available in this private, modern development built in 2020. Further benefits include; storage cupboards, integrated appliances in the kitchen, outside lighting, communal garden area, double glazing, gas central heating via combi boiler and remainder of the new build guarantee.

Internal viewing at your earliest convenience is highly advised to appreciate the quality of accommodation on offer. To arrange, or for more information, please contact our Upton office.



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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

