



83 Harkwood Court Manton Road, Hamworthy, Poole, BH15 4PN

**Asking Price £169,950**

- First Floor Apartment
- New Lease on Completion
- Spacious Throughout
- Balcony
- Ideal FTB or BTL
- Two Double Bedrooms
- Garage in a Block
- UPVC Double Glazing
- Popular Location
- No Forward Chain

# 83 Harkwood Court Manton Road, Poole BH15 4PN

NO FORWARD CHAIN! We are pleased to offer for sale this spacious first floor flat benefitting from a garage in a block and a NEW LEASE on completion.



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E

Council Tax Band: B

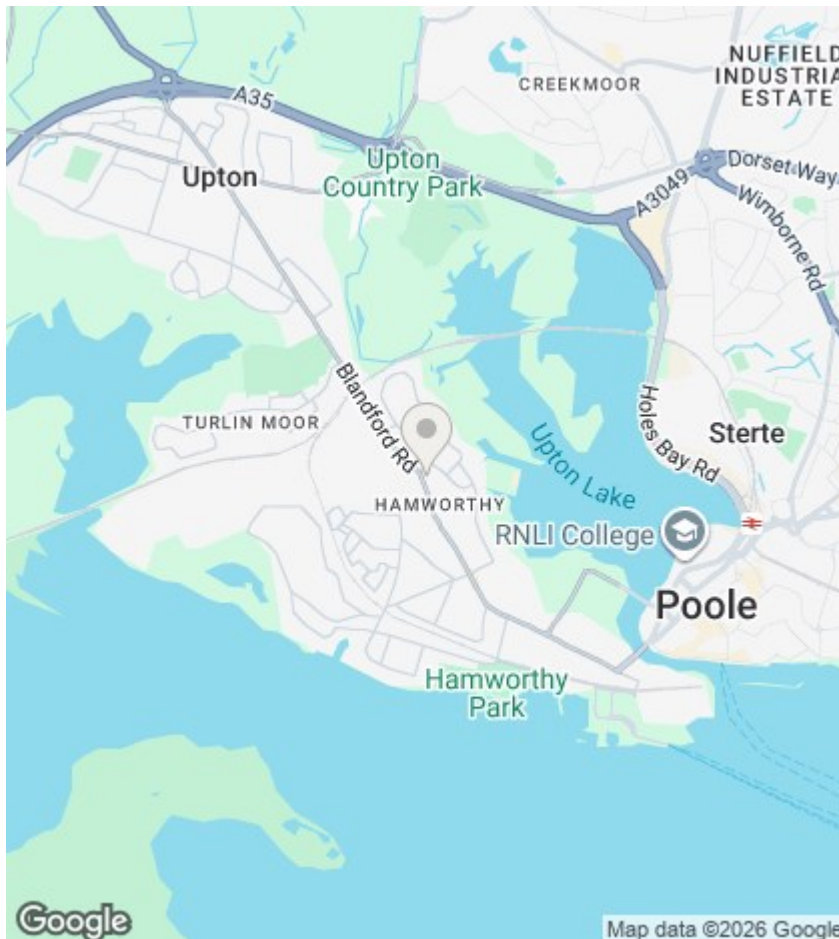


### Harkwood Court

The well planned accommodation comprises two double bedrooms, sizeable lounge/dining room, kitchen with ample cupboard space and bathroom.

Further benefits include a position close to local amenities, a new lease on completion, garage in a block, UPVC double glazing, glimpses toward Holes Bay and a balcony space.

Situated in a central part of Hamworthy, this property is in a favourable location - ideal for first time purchasers or buy to let investors alike. In our opinion, internal viewing is necessary in order to appreciate the space on offer - to arrange or for further information, please call 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:

E

| 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>                            |         | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 52      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

