# GREYS
## ESTATE AGENTS







## Flat 4 Drew Grange, 411 Blandford Road, Hamworthy, Poole, BH15 4JN

### Asking Price £179,950

- Two Bedrooms
- Modern Block
- New Lease on Completion
- Secure Entry System
- Gas Central Heating

- Ground Floor Apartment
- Allocated Parking
- Bike Storage
- Communal Garden
- UPVC Double Glazing

# Flat 4 Drew Grange, 411 Blandford Road, Poole

A spacious ground floor apartment, situated within a modern block benefitting from allocated parking and a new lease on completion.
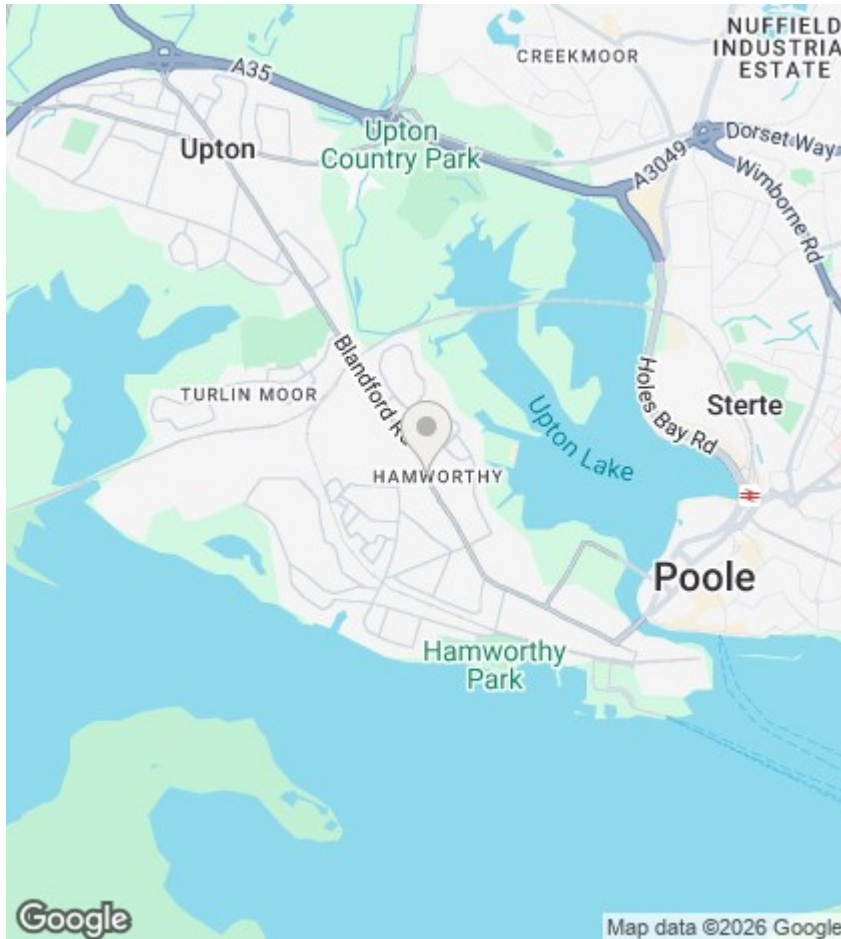
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Council Tax Band: B

## Drew Grange

We are delighted to bring to the market this well located apartment that is situated within easy reach of local bus routes and train links.

Briefly, this property comprises: two bedrooms, lounge/dining room, modern kitchen and main bathroom. Further benefits include a new lease to be granted on completion, secure entry system, bike store, gas central heating, UPVC double glazing, large hallway storage cupboard, communal gardens and an allocated parking space.

In our opinion, this property would make an ideal First Time Buy or Buy To Let. To arrange a viewing or for further information, please give our Upton office a call.

## 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.
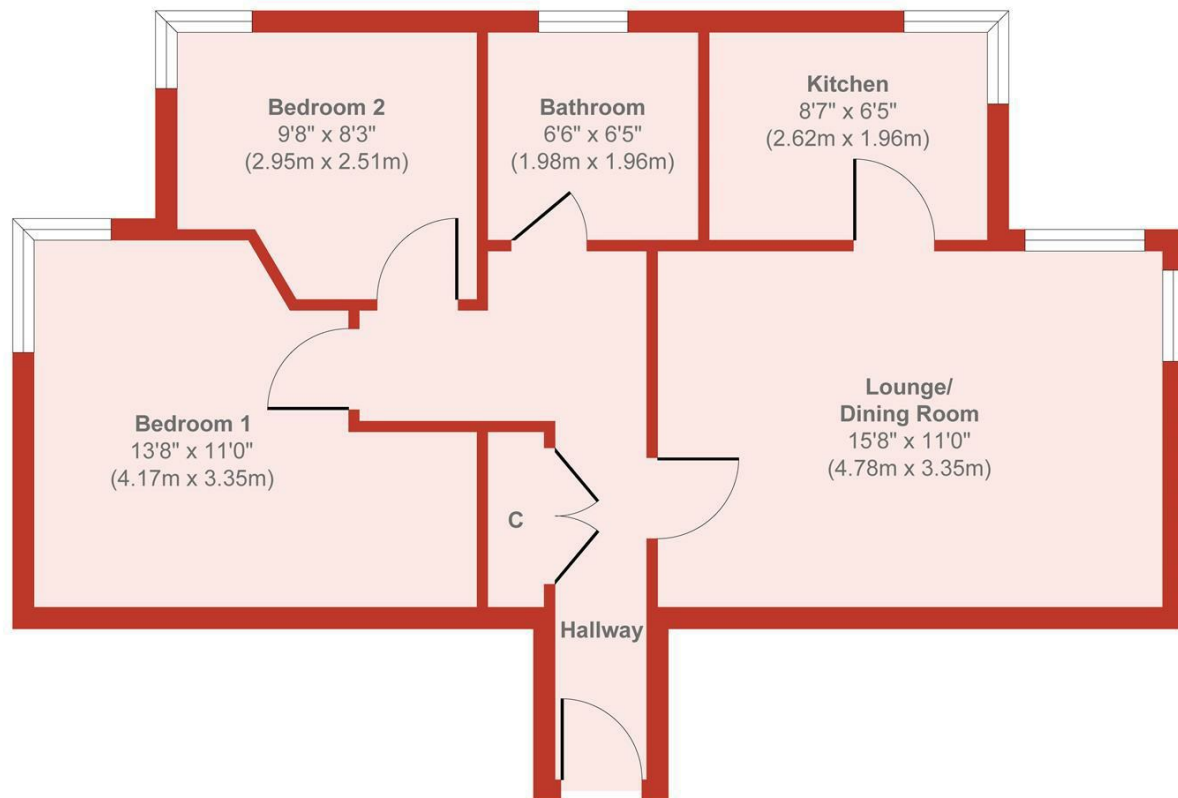
## Viewings

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

## EPC Rating:

**Energy Efficiency Rating**

| | | Current | Potential |
|---|---|---|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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

## Drew Grange, Blandford Road



**Bedroom 2**
9'8" x 8'3"
(2.95m x 2.51m)

**Bathroom**
6'6" x 6'5"
(1.98m x 1.96m)

**Kitchen**
8'7" x 6'5"
(2.62m x 1.96m)

**Bedroom 1**
13'8" x 11'0"
(4.17m x 3.35m)

**Lounge/ Dining Room**
15'8" x 11'0"
(4.78m x 3.35m)

C

**Hallway**

**Floor Plan**
Approx. Gross Internal Floor Area 568 sq. ft / 52.76 sq. m
Produced by Elements Property