



14 Warbler Close, Upton, Poole, Dorset, BH16 5RL

£209,950

- Two Bedrooms
- Private Entrance
- Two Bath/Shower Rooms
- Garage
- Long Lease
- Coach House Style Apartment
- Gas Central Heating
- No Attached Neighbours
- Cul-de-Sac Location
- No Forward Chain

14 Warbler Close, Poole BH16 5RL

NO FORWARD CHAIN! We are delighted to be appointed sole agents in the sale of this unique, stand-alone coach house apartment. Benefitting from a long lease & garage.



Council Tax Band: B



Warbler Close

Briefly, the property comprises: two bedrooms, large living/dining room, kitchen area, en-suite shower room and main bathroom.

Further benefits include a garage, gas central heating, feature wood-burner, UPVC double glazing and access via a private entrance.

This property certainly does represent a unique opportunity to acquire a spacious, detached apartment. In our opinion, it would make an ideal first time purchase or buy to let. To arrange a viewing, or for more information, please call our Upton office.

Living Area

17'00" x 15'00" (5.18m x 4.57m)

Kitchen Area

9'07" x 8'02" (2.92m x 2.49m)

Bedroom One

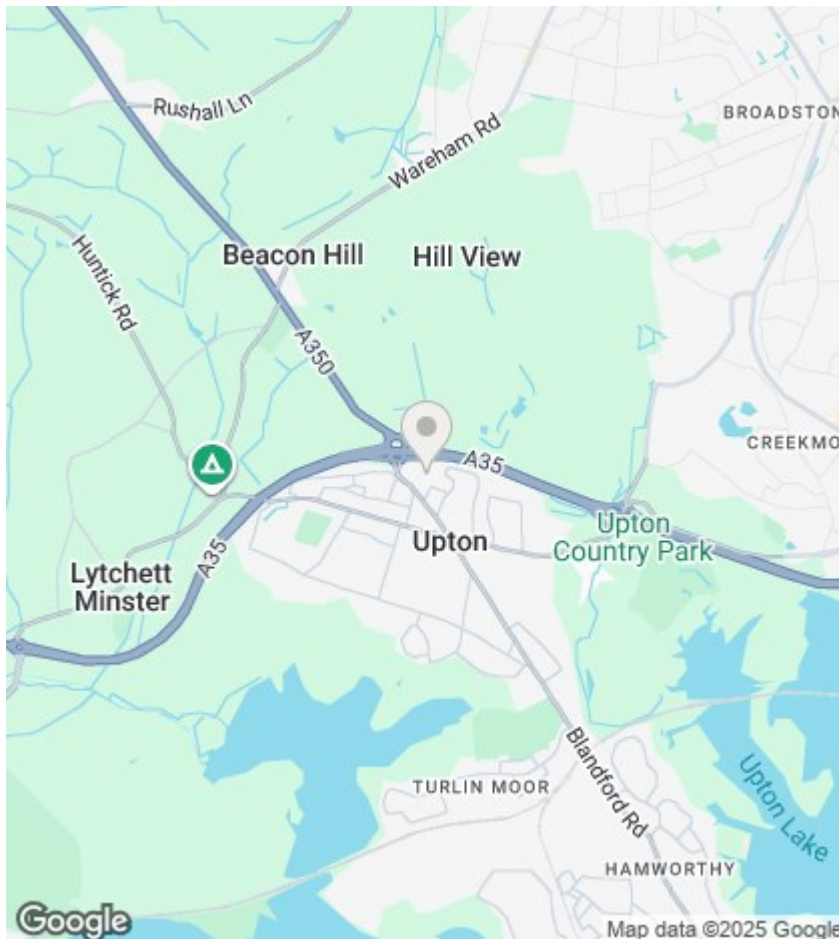
14'00" x 10'08" (4.27m x 3.25m)

En-Suite

Bedroom Two

7'10" x 7'10" (2.39m x 2.39m)

Bathroom



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

