



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

Asking Price £190,000

- Top Floor Apartment
- New Kitchen
- Views toward Holes Bay
- Long Lease - 138 Years Remaining
- Spacious Throughout
- Two Double Bedrooms
- Modern Shower Room
- Garage
- Close to Amenities
- Popular Location

Manton Road, Hamworthy BH15 4PN

We are delighted to offer for sale this very well presented, top floor apartment benefitting from a new kitchen and a balcony with Harbour Views!



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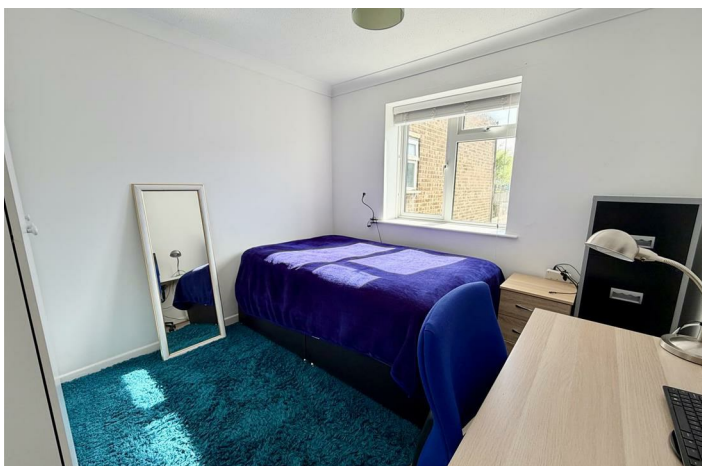


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E

Council Tax Band: B



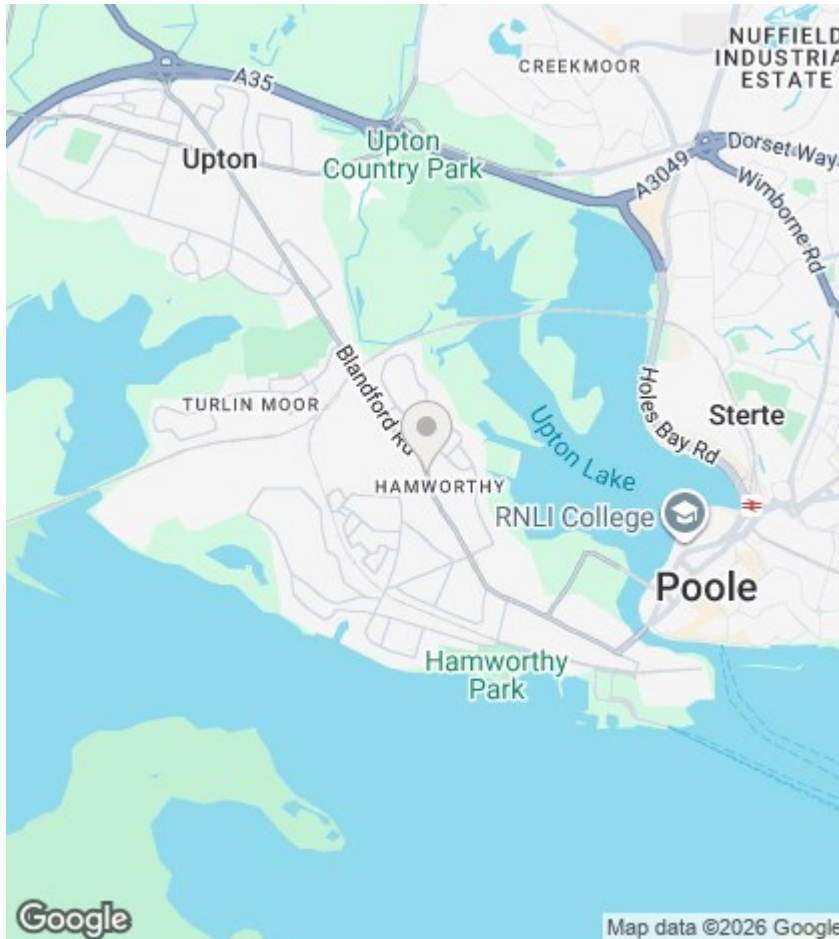
Harkwood Court

The well presented and spacious accommodation comprises: two generous double bedrooms, bright & airy lounge/dining room, recently replaced kitchen and a modern shower room.

Further benefits include a balcony with direct views toward Holes Bay, garage in a block (door & roof replaced 2021), a long lease, on-road parking available and UPVC double glazing.

The property is located within easy reach of Cobbs Quay, a frequent bus route and a host of other favoured amenities.

In our opinion, this would make an ideal first time purchase of buy to let investment - to arrange a viewing or for more information, please call our Upton Branch.



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

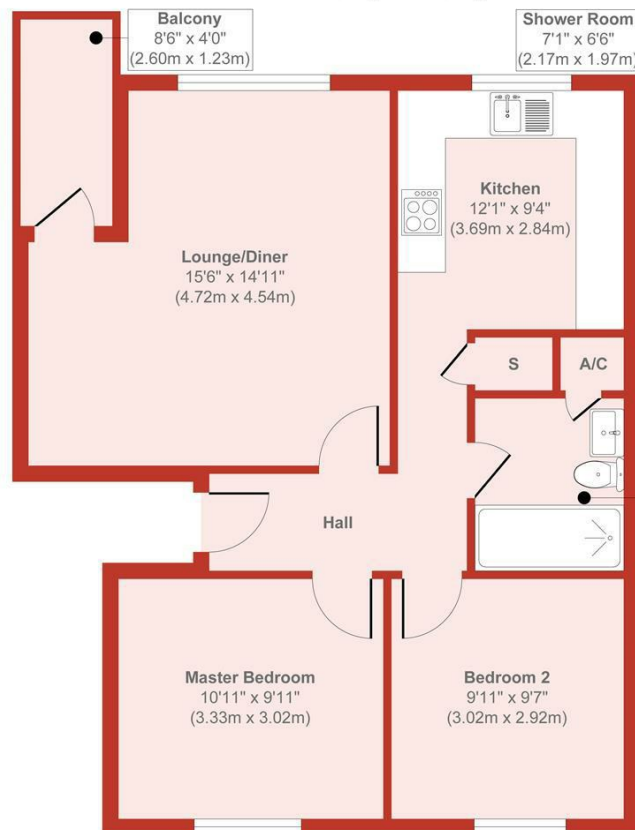
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Harkwood Court, Hamworthy



First Floor

Approx. Gross Internal Floor Area 618 sq. ft / 57.40 sq. m

Produced by Elements Property