



Britannia Court, Rosemary Gardens, Poole, BH12 3HF

£174,950

- One Double Bedroom
- Pets Allowed
- UPVC Double Glazing
- Allocated Parking
- Close To Amenities & Bus Routes
- Private Entrance / First Floor Flat
- Spacious Open Plan Living Space
- Kitchen & Breakfast Bar
- Communal Gardens
- Share Of Freehold

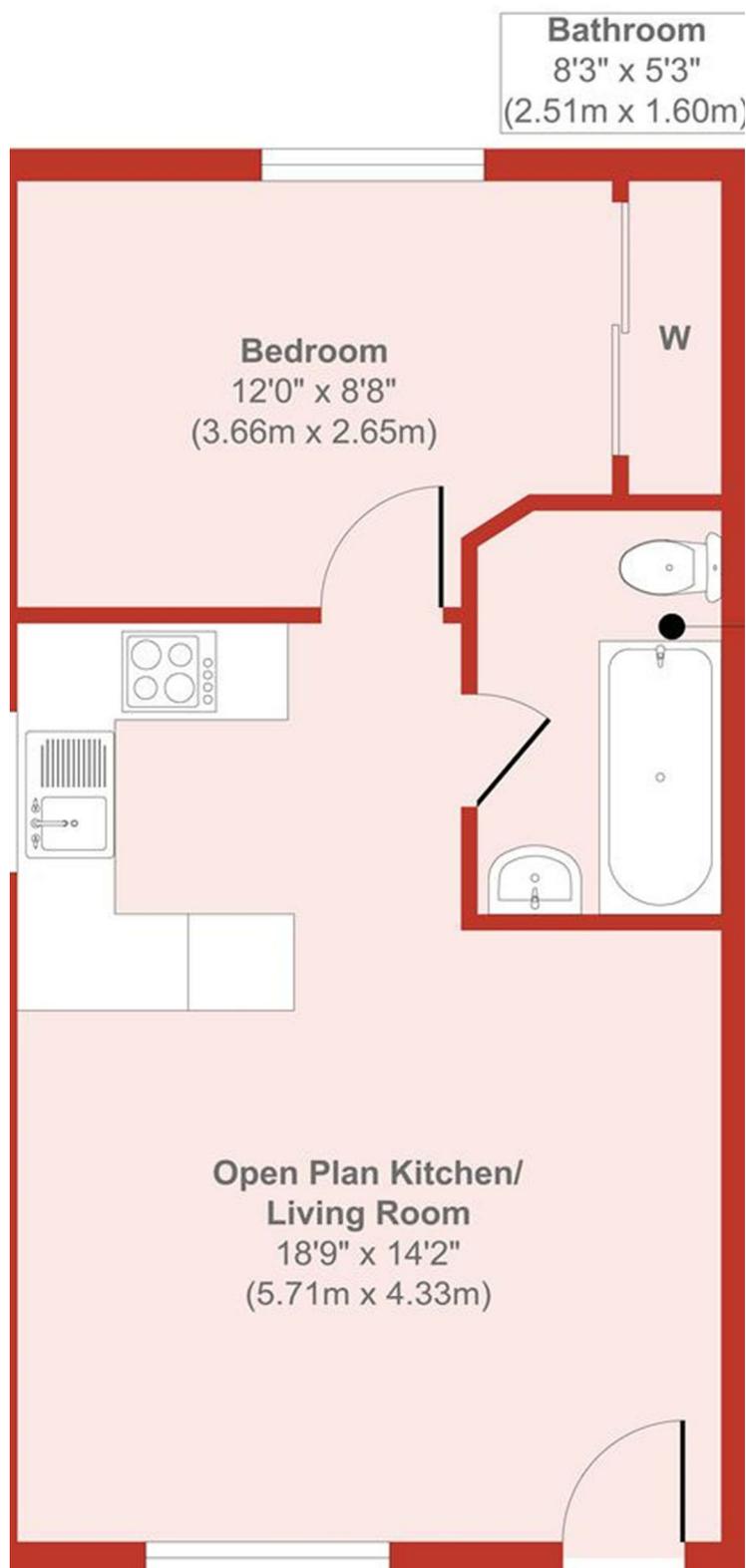
SHARE OF FREEHOLD / IDEAL FIRST TIME BUY / ONE DOUBLE BEDROOM FIRST FLOOR FLAT WITH A PRIVATE ENTRANCE AND ALLOCATED PARKING >>> Greys Estate Agents are delighted to offer for sales this first floor flat situated in the popular Britannia Gardens in Parkstone, Poole. The property comprises: Private entrance, one double bedroom, an open plan living room / kitchen area and a modern bathroom. Other benefits include UPVC double glazing, modern electric heating, communal gardens and allocated parking.



TENURE - SHARE OF FREEHOLD

Set up on a 999 year lease

Service charge is approximately £500pa

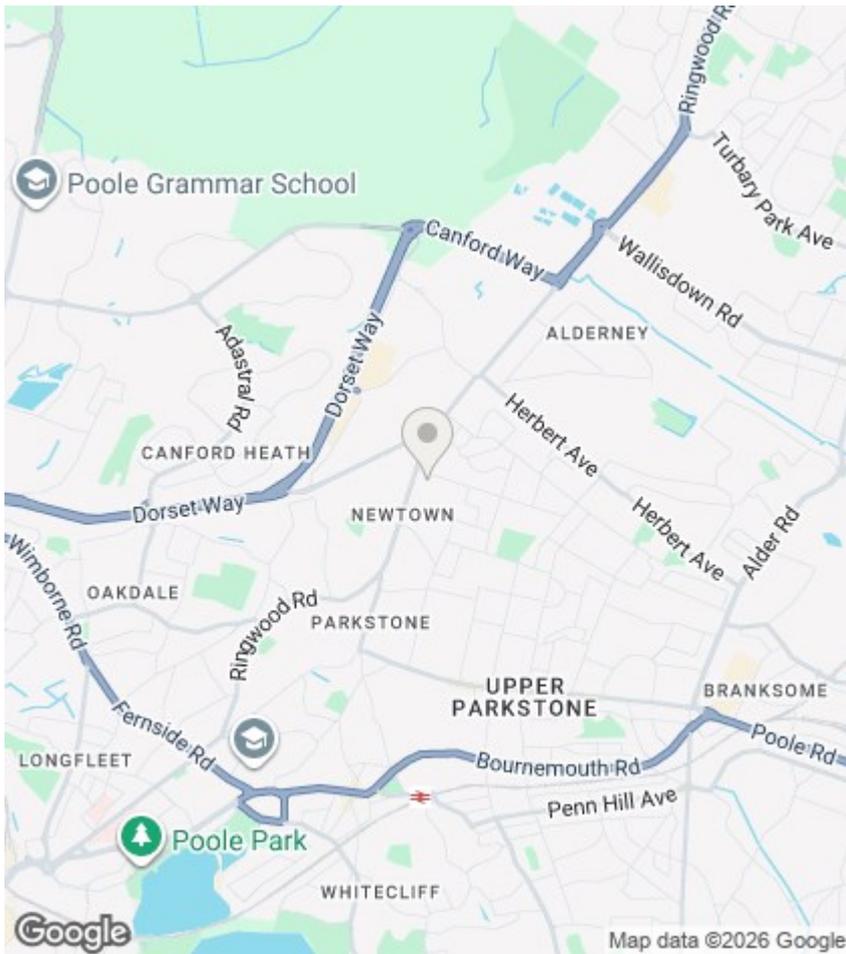


Floor Plan

Approx. Gross Internal Floor Area 394 sq. ft / 36.63 sq. m

Produced by Elements Property





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.

Agents note

Viewings by arrangement only. Call 01202 749390 to make an appointment.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 78 |
| (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  | |

C