WILSON THOMAS
ESTATE AGENTS

First Floor Flat, 70 Kingston Road, Heckford Park Poole BH15 2LS

A spacious two bedroom first floor flat situated in this popular and convenient location and benefiting from allocated parking/garden and large loft space.

EPC: 61 **Council Tax Band:** A **Price:** £175,000

2 1 1

Quality Street

SALTER

Key Features

- NO FORWARD CHAIN
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING/GARAGE AREA
- LARGE LOFT SPACE WITH POTENTIAL (STPP)
- CLOSE TO NUMEROUS AMENITIES AND PUBLIC TRANSPORT

The Property

Situated in the heart of Poole and within close proximity of the Dolphin Shopping Centre, Poole Hospital and public transport, is this two double bedroom first floor flat.

The front door leads to a communal entrance porch accessing the ground floor and first floor flat. A private staircase leads to a generous galleried first floor landing with window to the front aspect. There is then the lounge, kitchen, two double bedrooms and a bathroom.

A particular feature of the property is the potential to extend, subject to the usual permissions, into a large attic space which access can be gained from a folding ladder from the landing. The loft space has been boarded and has two Velux windows and a generous head height.

To the rear of the property there is off road parking and an area which could be used as a garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfai
Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations c
in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a
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