



**Flat 3 Camelot | 63 Surrey Road | Poole | BH12 1HG**

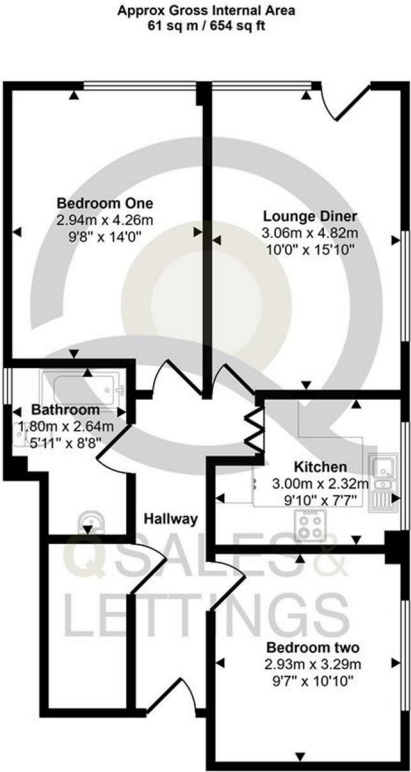
**Offers In The Region Of £220,000**



**QSALES &  
LETTINGS**

# **Flat 3 Camelot | 63 Surrey Road** **Poole | BH12 1HG** **Offers In The Region Of £220,000**

- **Spacious ground-floor apartment offering comfortable accommodation with easy, straightforward access**
- **Private garage providing secure parking and valuable additional storage — a genuine advantage for apartment living**
- **Ground-floor position creating convenient, stair-free access and easy day-to-day living**
- **Contemporary bathroom and useful hallway storage contributing to a comfortable and uncluttered layout**
- **Share of freehold with approximately 144 years remaining, providing long-term reassurance for the next owner**
- **Two well-proportioned bedrooms providing flexibility for guests, home working or simply having more room to live**
- **Additional non-allocated parking offering useful flexibility for residents and visitors**
- **Modern kitchen with white goods included, helping create a practical home from the outset**
- **Positioned between Bournemouth and Westbourne, giving easy access to shops, cafés, restaurants and everyday amenities**
- **Vacant possession and no forward chain, giving buyers the opportunity to proceed without waiting for an onward sale**



Ground Floor

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>59</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.