



127 Meadowsweet Road, Creekmoor BH17 7XU

A rarely available opportunity to acquire a bright and airy one bedroom first floor flat found on this ever popular development close to local amenities. Offered for sale with No Forward Chain.

EPC: 74 Council Tax Band: B Price: £167,500 Leasehold







Key Features

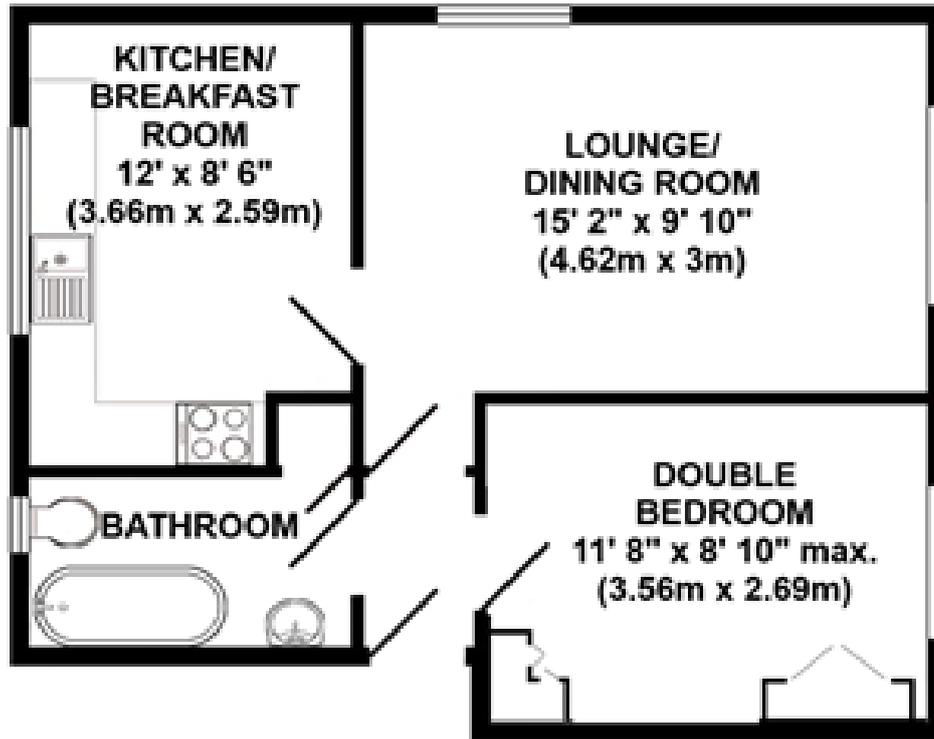
- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- NEW DECOR AND CARPETS
- POPULAR RESIDENTIAL LOCATION
- EXCELLENT FIRST TIME / BUY TO LET PROPERTY
- FIRST FLOOR FLAT
- EASY ACCESS TO BROADSTONE AND POOLE
- ALLOCATED PARKING
- LOUNGE/DINER
- 92 YEARS LEFT ON LEASE
- NO FORWARD CHAIN

The Property

A ground floor door with adjacent storage cupboard, leads to a flight of stairs and the first floor landing, from where a private front door continues into the entrance hall. There is a lovely, bright and airy living room with picture window, having an outlook across a lightly wooded area in the distance. A door leads into the kitchen/breakfast room which is of a good size and overlooks the front of the property.

The property benefits from a double bedroom which has a full range of built in wardrobes and adjacent cupboards. There is a clean and tidy white bathroom suite with heated towel rail.

Externally, there is a small area of open plan front garden, together with one allocated parking space. The property is held on a long lease of some 92 years according to our vendor's information. Low running costs include £146 ground rent and shared maintenance as and when required.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading 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 described 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 guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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