



6 Lulworth Close, Hamworthy, Poole, BH15 4QR

**Asking Price £259,500**

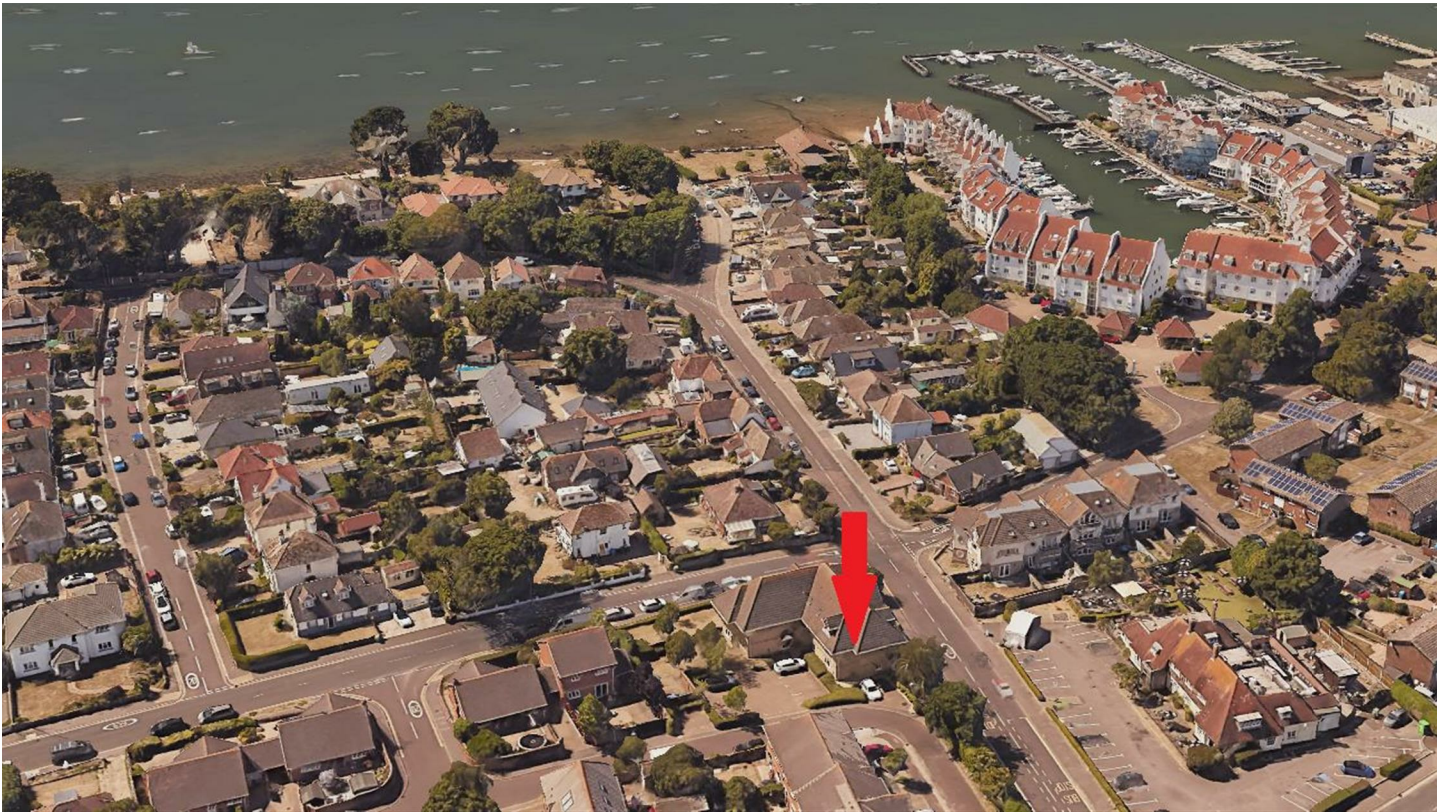
- Two Double Bedrooms
- Re-Decorated Throughout
- Share of Freehold
- Very Sought After Position
- Close to Hamworthy Park
- Ground Floor Apartment
- Two Toilets
- Allocated Parking Space
- Communal Garden
- No Onward Chain!

# 6 Lulworth Close, Poole BH15 4QR

**NO FORWARD CHAIN!** This spacious & well proportioned ground floor apartment is situated within a modern block just moments from Hamworthy Park. Benefitting from two toilets & parking.



Council Tax Band: C



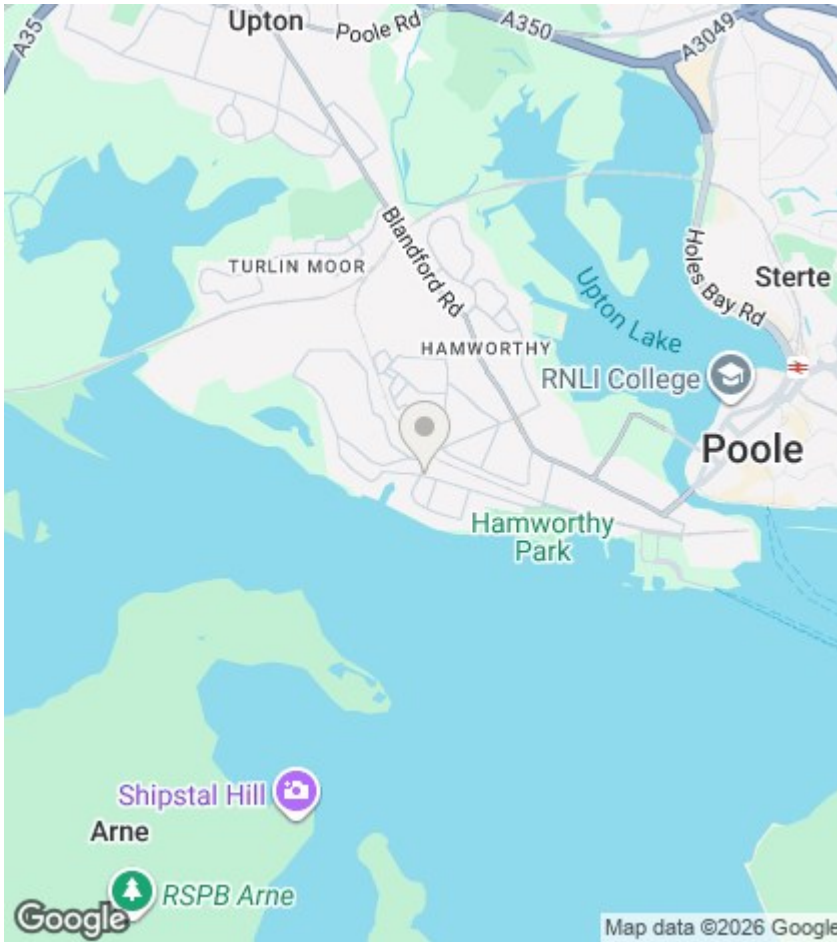
### Lulworth Close

The property is accessed via the well kept communal hallway and comprises two double bedrooms, spacious lounge/dining room, kitchen, main bathroom and en-suite toilet.

Further benefits include a share of the freehold, communal garden, allocated parking space and UPVC double glazing.

With it's position just moments from Hamworthy Park & Beach, this property represents a unique opportunity to acquire a multi purpose home in an incredibly sought after location. The property would function perfectly as a holiday home or full time residence.

In our opinion, internal viewing is a must to appreciate what this property has to offer. To arrange, or for more information, please call our Upton office. **NO FORWARD CHAIN!**



## 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

## Lulworth Close, Hamworthy



Floor Plan

Approx. Gross Internal Floor Area 676 sq. ft / 62.80 sq. m

Produced by Elements Property