



9 Gablehurst, 2 Poole Road, Upton, Poole, Dorset, BH16 5JA

**Asking Price £195,000**

- Two Double Bedrooms
- Garage in a Block
- Well Presented Throughout
- Modern Fitted Shower Room
- Must Be Seen
- Top Floor Flat
- Central Location
- Residents Parking
- Close To Buses & Shops
- Ideal First Time Buy

# 2 Poole Road, Poole BH16 5JA

We are delighted to offer for sale this really well presented, top floor flat situated in the heart of Upton.



Council Tax Band: B



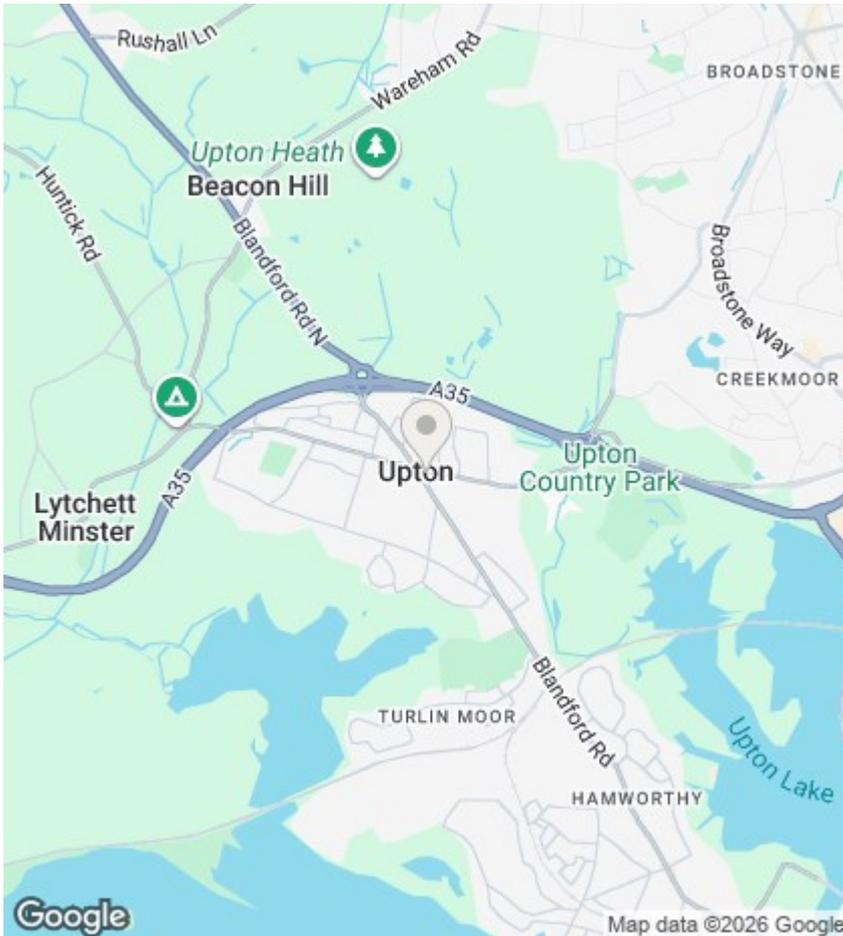
### Poole Road

This well maintained top floor flat, located in the centre of Upton, offers comfortable and convenient living within easy reach of local shops, transport links, and amenities.

The property features two good sized double bedrooms, a modern shower room and a bright living space with double glazing throughout. The kitchen is practical and neatly presented, ideal for everyday living.

Additional benefits include residents parking (unallocated) and a garage located in a nearby block, offering useful storage or secure parking.

This is a great opportunity for first time buyers or investors looking for a low-maintenance property in a popular location. To arrange a viewing, or for more information, please contact our Upton office.



## Agents Note

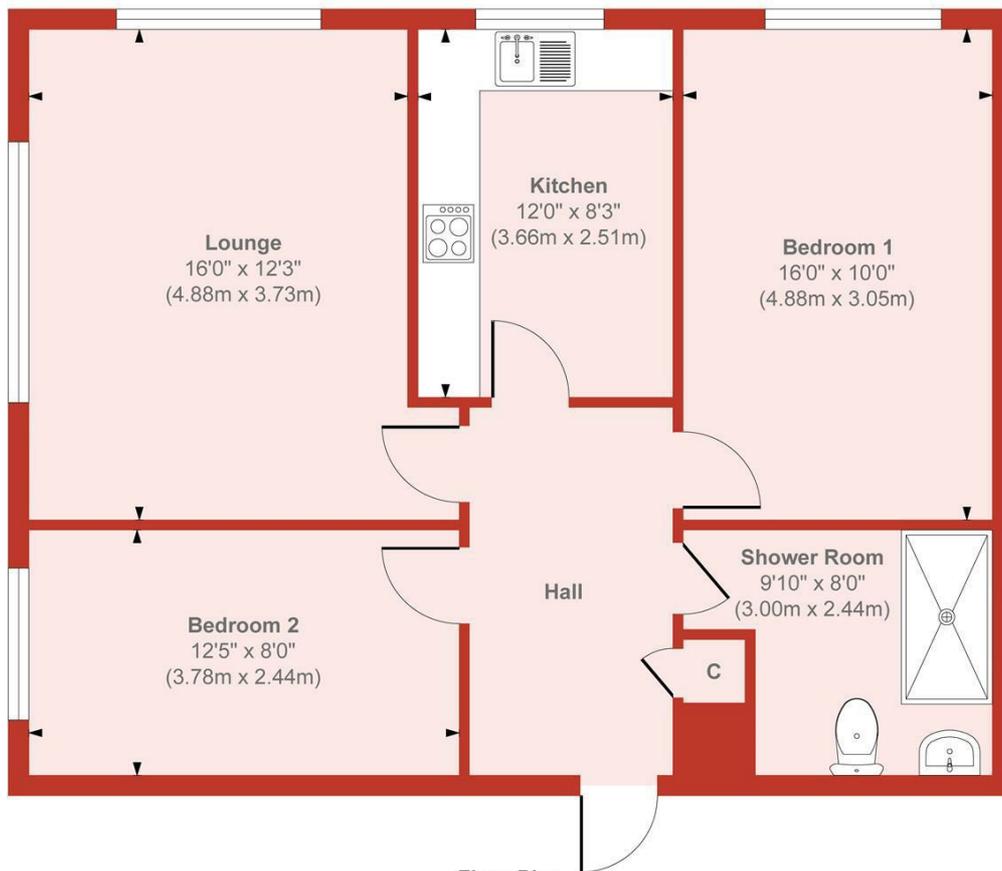
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

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



**Floor Plan**  
**Approx. Gross Internal Floor Area 758 sq. ft / 70.42 sq. m**  
 Produced by Elements Property