

Flat 9, The Allens, 67 Surrey Road

£240,000



Flat 9

The Allens, Poole

A completely refurbished second-floor apartment offering two genuine double bedrooms, two beautifully finished bathrooms, allocated parking and a particularly useful location close to Westbourne
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private rear gate giving direct access to Bournemouth Gardens and traffic-free routes towards the coast
- Brand new AEG integrated kitchen appliances combining modern style with everyday practicality
- Allocated parking plus useful hallway storage, adding valuable everyday practicality
- Two genuine double bedrooms providing flexible accommodation for owners, guests or home working
- Comprehensively refurbished second-floor apartment offering a fresh, contemporary finish throughout
- Principal bedroom with a brand new en-suite shower room for added privacy and convenience
- Chain free with a new 999-year lease available, peppercorn ground rent and letting permitted
- Beautifully finished family bathroom with Italian tiling and a freestanding bath
- Brand new combi boiler and heating system with the remainder of a 5–7 year warranty
- Spacious, naturally light lounge with Juliet balcony and generous proportions







ALLOCATED PARKING

1 Parking Space



TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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