



7 Nathan Gardens, Hamworthy, Poole, BH15 4JZ

Asking Price £180,000

- Two Double Bedrooms
- Private Entrance
- Allocated Parking
- Kitchen/Dining Room
- Close to Favoured Amenities
- First Floor Flat
- Communal Garden
- Well Presented Throughout
- Long Lease - approx. 160 yrs
- Cul-de-Sac Location

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This well presented flat is positioned in a quiet cul-de-sac location, just a short distance from the Park & Beach. Offered with allocated parking, communal garden & long lease.



2



1



1



C

Council Tax Band: B

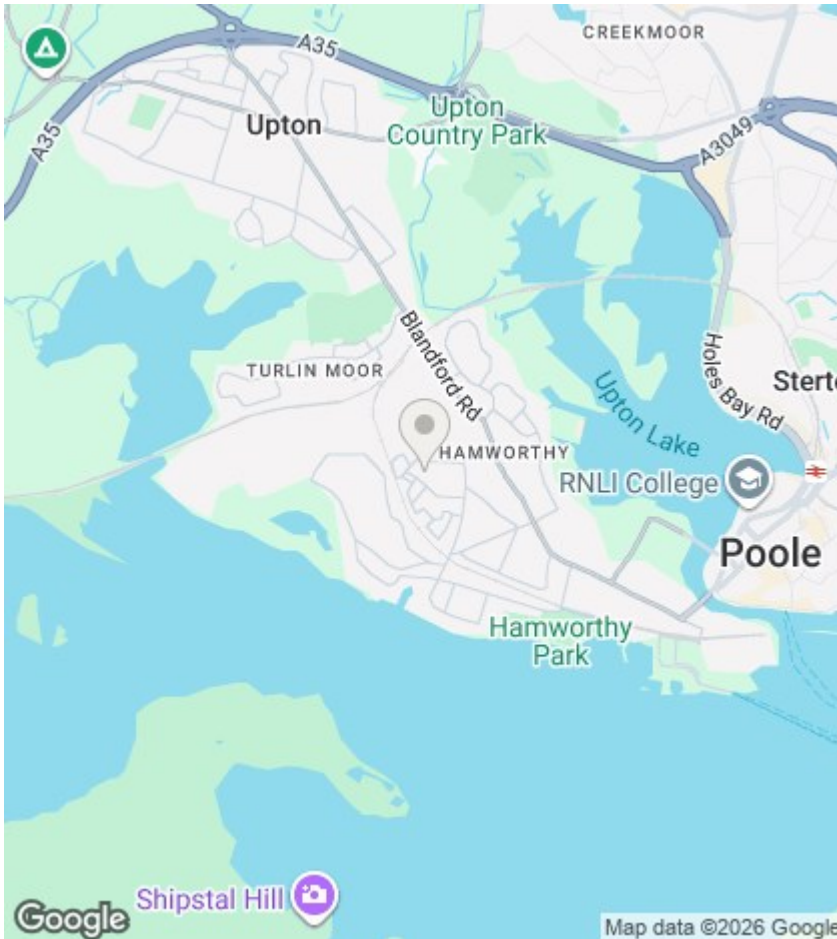


Nathan Gardens

Accessed via it's own private entrance, this property briefly comprises: two double bedrooms, kitchen with ample dining space, living room and modern shower room.

Further benefits include useage of the communal garden at the rear, boarded loft space with drop down ladded, allocated parking, long lease, low ownership charges, updated electric heaters and UPVC double glazing.

Positioned within a quiet cul-de-sac location, we believe this property would make an ideal first time purchase. To arrange a viewing, or for more information, please contact our Upton Branch.



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

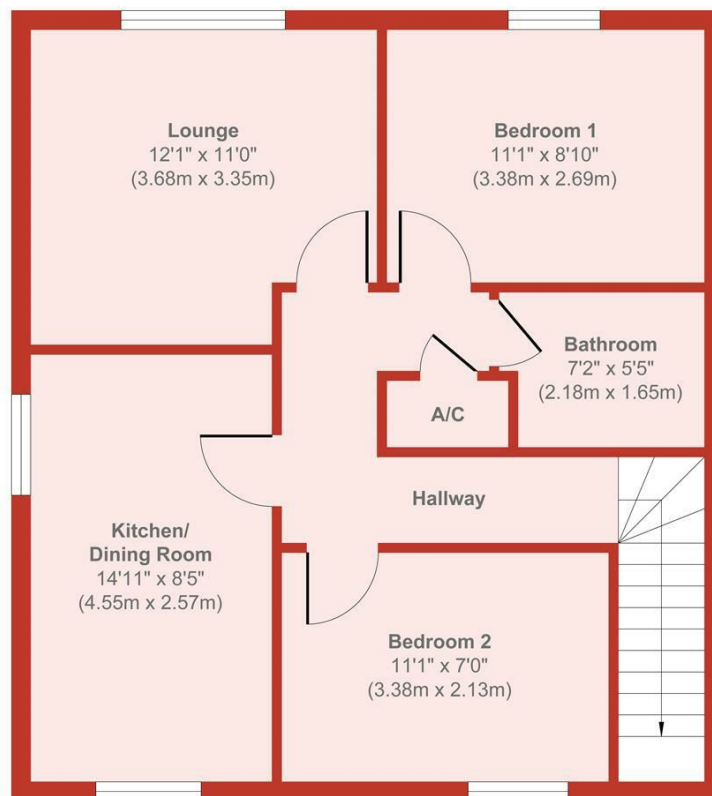
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

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

Nathan Gardens, Hamworthy



Floor Plan

Approx. Gross Internal Floor Area 616 sq. ft / 57.22 sq. m

Produced by Elements Property