



Croft Gardens, Poole, BH12 3LB

£189,950

- Two Bedrooms
- Good Size Lounge / Dining Room
- New Lease
- Newly Updated / Partly Refurbished
- Garage In A Block
- Spacious First Floor Maisonette
- UPVC Double Glazing
- Private Entrance
- Communal Gardens
- No Forward Chain

BEAUTIFULLY PRESENTED / NEWLY UPDATED / SPACIOUS FIRST FLOOR MAISONETTE SITUATED IN A POPULAR POSITION CLOSE TO AMENITIES >>> Greys Estate Agents are delighted to offer for sale this recently updated first floor maisonette situated in Croft Road in Parkstone, Poole. The property comprises: Private entrance, two bedrooms, good size open plan lounge / dining room, separate kitchen and a lovely modern shower room. Other benefits include UPVC double glazing, electric heating, communal gardens and a garage in a block.



Lounge / Dining

20'8" x 9'11" (6.31 x 3.04)

Kitchen

10'3" x 7'2" (3.13 x 2.20)

Bedroom One

12'1" x 8'10" (3.69 x 2.71)

Bedroom Two

10'0" x 8'2" (3.07 x 2.50)

Bathroom

Garage In A Block

Tenure - Leasehold

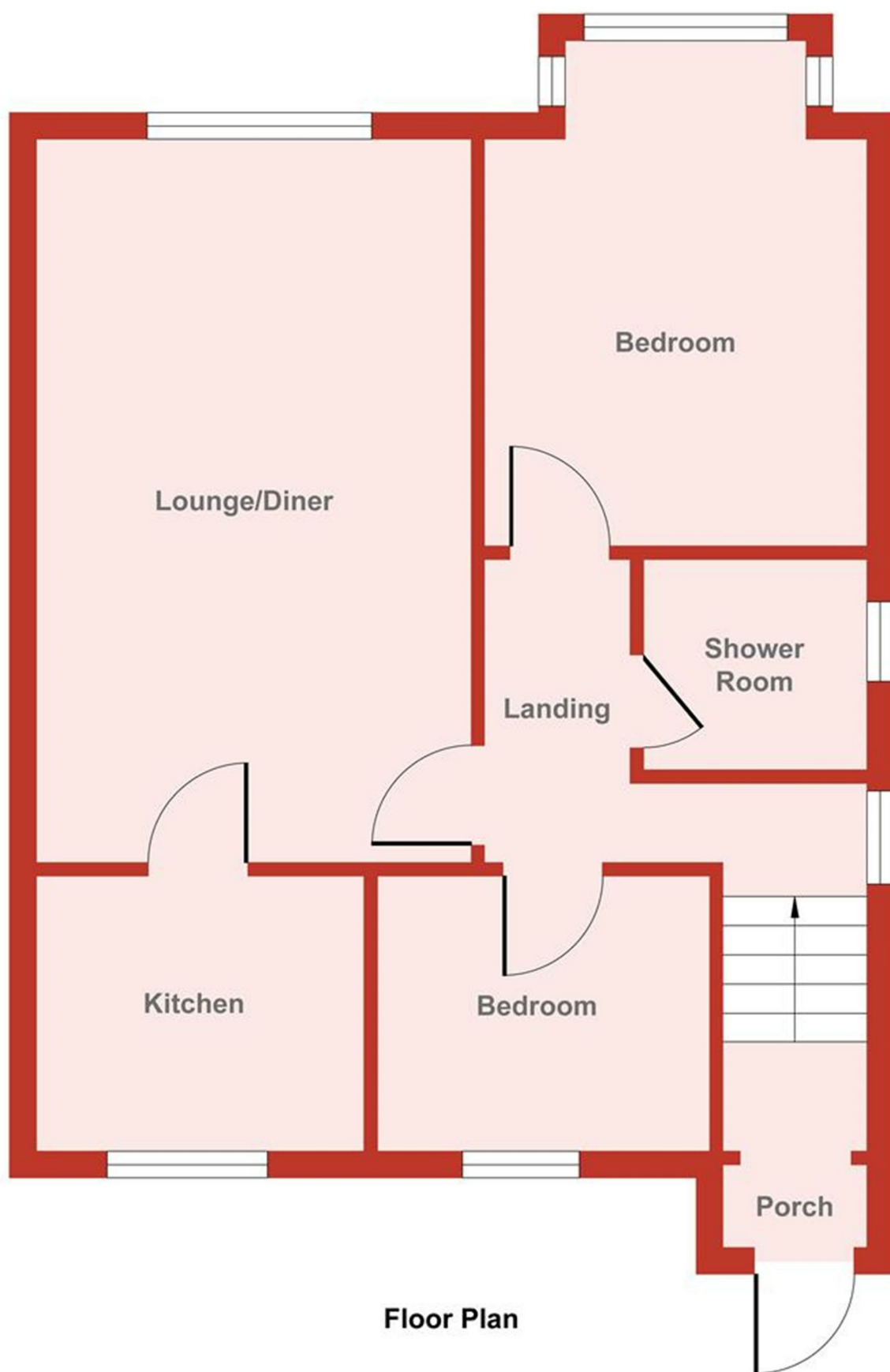
NEW LEASE ALLOCATED ON COMPLETION

£250pa ground rent

£800pa approximate service charge

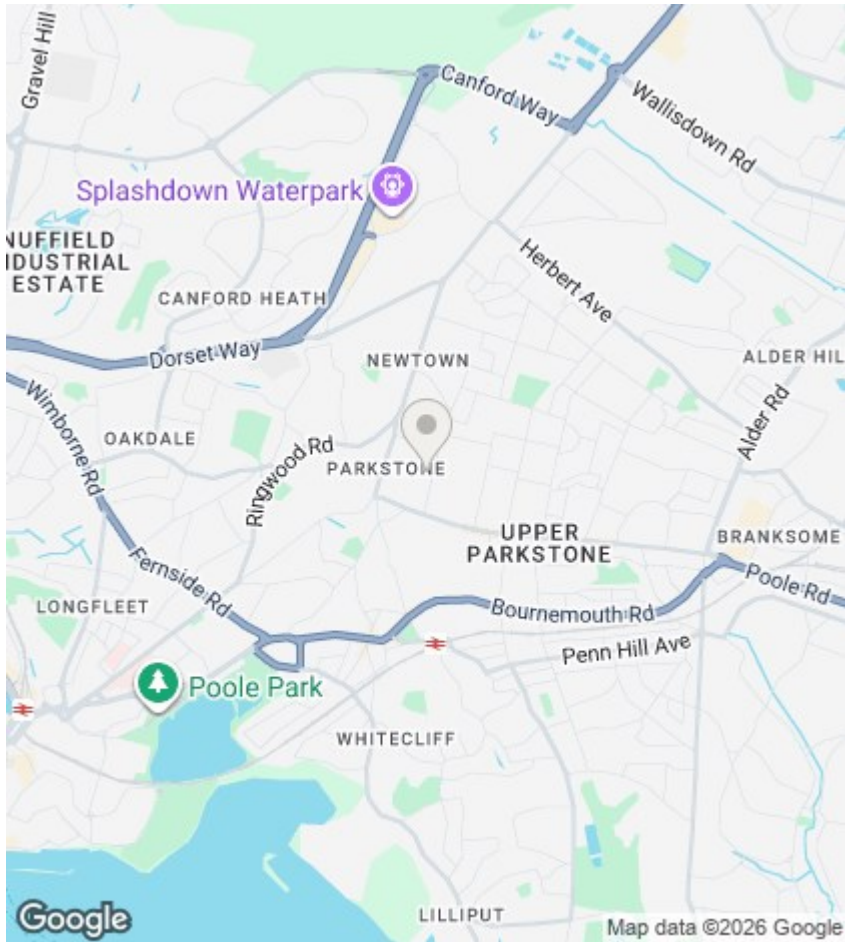






Floor Plan

Produced by Elements Property



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 by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC