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ANTHONY
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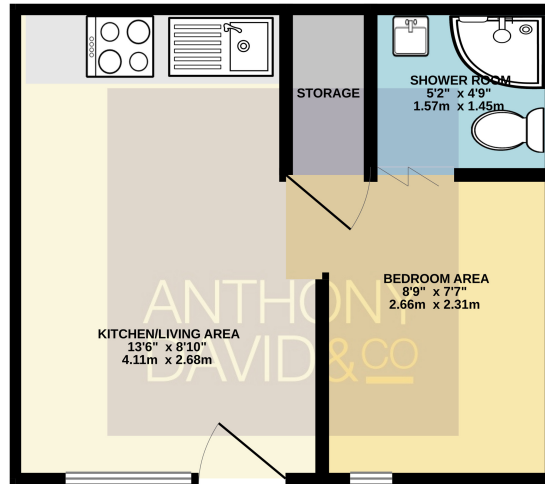


FLAT 5 THE SWEET SHOP 49 KINGSTON ROAD BH15 2LR £159,950 SHARE OF FREEHOLD

- NO FORWARD CHAIN
- KITCHENETTE
- OWN ENTRANCE
- SHARE OF THE FREEHOLD
- LOW SERVICE CHARGE
- STUDIO APARTMENT
- SHOWER ROOM
- PRIVATE FRONT PATIO
- IDEAL FIRST TIME BUY/INVESTMENT
- ELECTRIC HEATING

**** NO FORWARD CHAIN **** A delightful ground floor studio apartment ideally situated within walking distance to Poole Hospital and Maternity unit. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. The property presents an ideal first time buy/investment purchase and viewing is advised to appreciate its central location. The apartment comprises open plan lounge/kitchen, bedroom area and shower room. Externally the property has the added benefit from a private front patio. Further features include: Own entrance, electric heating, storage cupboard, UPVC double glazing, low service charge and SHARE OF THE FREEHOLD. NB: Photos taken prior to tenancy.

GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA: 207 sq.ft. (19.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, 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.
Made with Metropac 10/2014

Room Measurements

Private Entrance
To living area

Living Area/Kitchen
13' 6" x 8' 10" (4.11m x 2.69m)

Bedroom Area
8' 9" x 7' 7" (2.67m x 2.31m)

Shower Room
5' 2" x 4' 9" (1.57m x 1.45m)

Patio
Private

Tenure
Share of the Freehold - 994 years remaining

Service Charge
£35 per month

Council Tax
Band A

Agents Note
Photos were taken prior to tenancy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.