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ANTHONY
DAVID & CO



FLAT 2, 3 MOOR VIEW ROAD, POOLE BH15 3LS

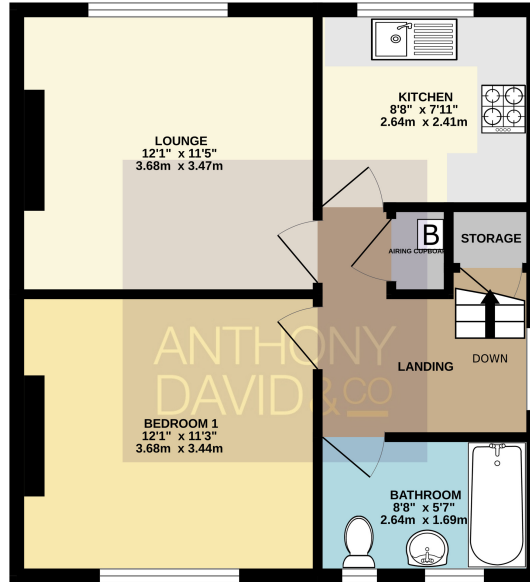
£185,000 SHARE OF FREEHOLD

- WESTERLY ASPECT GARDEN
- SHARE OF FREEHOLD
- PET FRIENDLY
- ALLOCATED PARKING
- FIRST FLOOR

- ONE BEDROOM
- NO FORWARD CHAIN
- IDEAL INVESTMENT / FIRST TIME BUY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**** NO FORWARD CHAIN **** A one bedroom purpose built first floor apartment being conveniently situated a short walk from local shops, bus stops, schools and parks. The property presents an ideal first time buy/investment and has the added benefit of a private garden. The accommodation on offer comprises: Lounge, modern fitted kitchen, double bedroom and bathroom. Externally the property boasts a Westerly aspect garden being mainly laid to lawn. To the front there is one allocated parking space. Further features include: PET FRIENDLY, share of the freehold, gas central heating and UPVC double glazing.

FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA - 463 sq.ft. (43.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their operability or efficiency can be given.
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Room Measurements

Stairs to
Landing

Lounge
12' 1" x 11' 5" (3.68m x 3.48m)

Kitchen
8' 8" x 7' 11" (2.64m x 2.41m)

Bedroom
12' 1" x 11' 3" (3.68m x 3.43m)

Bathroom
8' 8" x 5' 7" (2.64m x 1.70m)

Garden
Westerly aspect

Parking
One allocated parking space

Tenure
Share of the Freehold
999 year lease
Service Charge - as and when



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	63

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