



218 Millfield, Creekmoor, Poole, Dorset BH17 7XQ

£200,000 Leasehold

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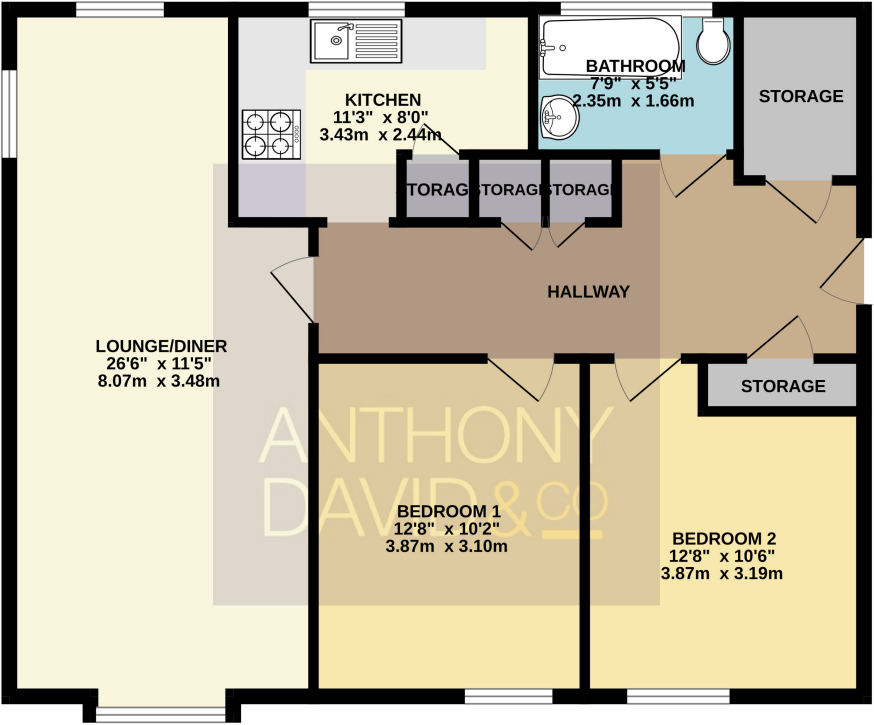
01202 677444

A well presented ground floor flat conveniently situated in this cul-de-sac in Creekmoor backing onto a park and being within close proximity of local shops, doctors surgery and amenities. The scenic Creekmoor Pond Nature Reserve is also a stroll away. The property presents an ideal first time buy/investment and viewing is advised to appreciate the spacious accommodation on offer, which comprises: 26' triple aspect lounge/diner, modern kitchen, two double bedrooms and bathroom. Further features include; ample storage cupboards, low service charge, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Longfleet Primary, Ocean Academy, Canford Heath Junior, Oakdale Juniors, Poole High School, Poole and Parkstone Grammars.

**ANTHONY  
DAVID & CO**

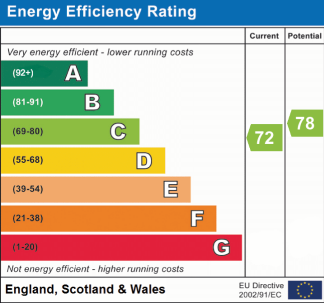


GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



- Entrance Hall Doors to
- Lounge/Diner 26' 6" x 11' 5" (8.08m x 3.48m)
- Kitchen 11' 3" x 8' 0" (3.43m x 2.44m)
- Bedroom One 12' 8" x 10' 2" (3.86m x 3.10m)
- Bedroom Two 12' 8" x 10' 6" (3.86m x 3.20m)
- Bathroom 7' 9" x 5' 5" (2.36m x 1.65m)
- Tenure Leasehold 85 years remaining (to be extended as part of sale)
- Ground Rent Peppercorn
- Service Charge £900 per annum paid quarterly (£220)
- Council Tax Band B

TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.  
Whilst 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 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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