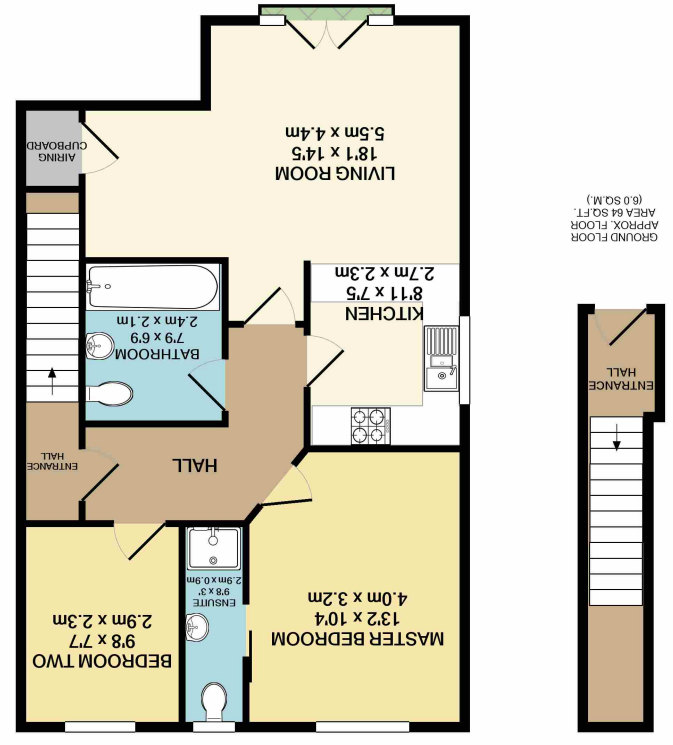


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

1ST FLOOR  
APPROX FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)  
TOTAL APPROX FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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**FLOOR PLAN**



**Flat 5, 39 Chapel Road** Poole, BH14 0JL, £230,000



## AREA

A fantastic opportunity to purchase this simply stunning two double bedroom first floor apartment, set within a highly sought after BH14 location within easy reach of Ashley Cross Village, Poole Park and transport links.

## ABOUT THIS PROPERTY

The apartment is accessed via the private entrance on the ground floor. Stepping into the apartment you are greeted by the welcoming entrance hall with staircase leading to the first floor.

The property boasts a spacious open-plan reception room with well defined areas for both eating and relaxing. The space is further enhanced by the south-easterly aspect Juliet balcony with large glass doors that flood the room with natural light. The modern fitted kitchen is semi-segregated and benefits from integrated fridge/freezer, oven with gas hob and dishwasher.

Sleeping accommodation comprises two well proportioned double bedrooms, both of which offer plentiful space for bedroom furniture and storage. The master is notably impressive with its modern en-suite shower room and large built in wardrobe. The plush family bathroom suite serves the apartment and consists of a bath, w/c & basin with vanity unit.

Outside, the development offers well-maintained communal grounds and an allocated parking space is found directly outside the apartment entrance.

Further benefits include; entry phone system, gas central heating and a share of the freehold.

Well presented throughout and offered with no forward chain a viewing is highly recommended to appreciate all this stunning apartment has to offer. Sure to be popular early viewing is advised, call Lovett Estate Agents to arrange your viewing appointment.



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## MAIN FEATURES

- Simply Stunning First Floor Apartment
- Open-Plan Lounge/Diner With Juliette Balcony
- Modern Fitted Kitchen
- Allocated Parking & Private Entrance
- No Forward Chain
- Two Double Bedrooms, Master With En-Suite

## Tenure

Share Of Freehold

Maintenance - Circa £650 Per Half Year

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.

**£230,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 to 100		
B	81 to 91		
C	69 to 80	80	82
D	55 to 68		
E	39 to 54		
F	21 to 38		
G	1 to 20		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

