

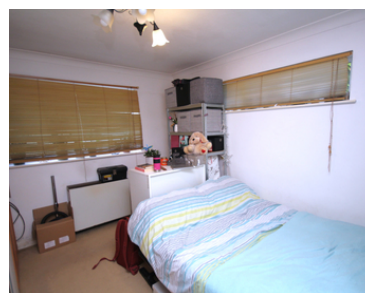
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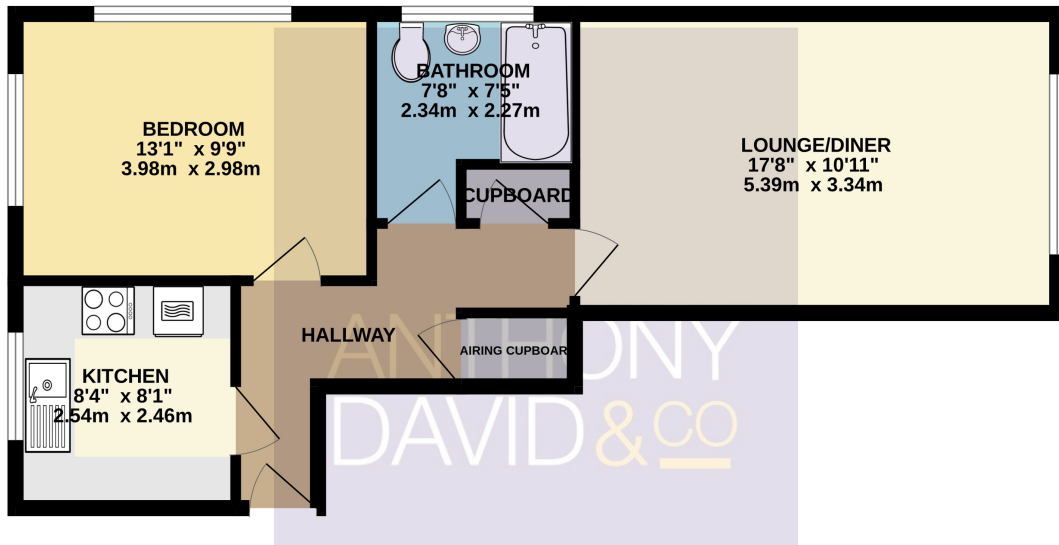
12 CHIDECK CLOSE, PARKSTONE, POOLE, DORSET BH12 2DZ £115,000 LEASEHOLD

- CASH BUYERS ONLY
- ONE BEDROOM
- BATHROOM
- GARAGE IN BLOCK
- ELECTRIC HEATING

- NO FORWARD CHAIN
- FITTED KITCHEN
- GROUND FLOOR
- CASUAL PARKING
- IDEAL INVESTMENT

**** NO FORWARD CHAIN ** CASH BUYERS ONLY **** A one double bedroom ground floor purpose built apartment situated in this cul-de-sac location in Parkstone close to Branksome Recreation ground and the popular Ashley Road with its array of shopping facilities, amenities and central bus routes. Branksome Train station is also close to hand. The property presents an ideal investment and viewing is advised to appreciate its tucked away location. The accommodation on offer comprises: 19' lounge/diner, fitted kitchen and bathroom. Externally the property has the added benefit of a garage in block, casual residents parking and visitors parking. Further features include; electric heating, storage cupboard and UPVC double glazing.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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Room Measurements

Entrance Hall
Doors to

Lounge/Diner
17' 8" x 10' 11" (5.38m x 3.33m)

Kitchen
8' 4" x 8' 1" (2.54m x 2.46m)

Bedroom
13' 1" x 9' 9" (3.99m x 2.97m)

Bathroom
7' 8" x 7' 5" (2.34m x 2.26m)

Garage
In block

Parking
Casual and visitors

Tenure
Leasehold - 50 years remaining
Ground Rent £45 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	81

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Property Misdescriptions Act 1991
Property details contained herein do not form part of all 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.

