




2 Handley Lodge, 1 Sixpenny Close, Poole, Dorset BH12 4BF

£199,950 Share of Freehold

**** PET FRIENDLY ** SHARE OF THE FREEHOLD **** A bright and airy two bedroom first floor flat conveniently situated in this residential cul-de-sac in Poole close to local transport routes to both Poole and Bournemouth. Alder Hills with it's shops and amenities is also close by. The property presents an ideal first time buy and viewing is highly advised to appreciate the accommodation on offer, which comprises: 18' lounge/diner, modern fitted kitchen, one double bedroom, one over sized single bedroom and bathroom. Externally the property benefits from a communal garden which is mainly laid to lawn, allocated parking space and visitors parking. Further features include: breakfast bar to kitchen, use of the loft, storage cupboards, electric heating and UPVC double glazing. Nearby Schools - St Joseph's Catholic Primary, Bishop Aldhelm's C.E.V.A Primary and St Aldhem's Academy.

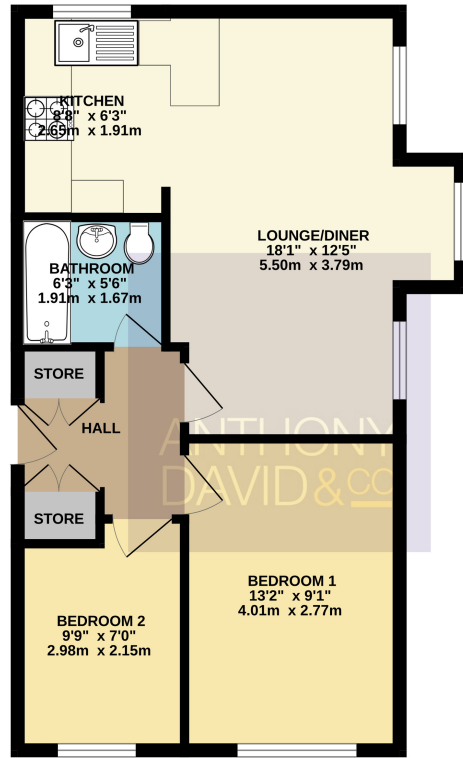
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**ANTHONY
DAVID & CO**

FIRST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 18' 1" x 12' 5" (5.51m x 3.78m)

Kitchen 8' 8" x 6' 3" (2.64m x 1.91m)

Bedroom One 13' 2" x 9' 1" (4.01m x 2.77m)

Bedroom Two 9' 9" x 7' 0" (2.97m x 2.13m)

Bathroom 6' 3" x 5' 6" (1.91m x 1.68m)

Parking Allocated

Garden Communal

Tenure Share of the Freehold

Service Charge £750 twice yearly

Council Tax Band B

TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.