



**Flat 2, Victoria Place, Victoria Road,
Poole, Dorset, BH12 3EE**

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Leasehold Price £180,000

A good sized 2 double bedroom first floor flat set in a purpose built development built in 2017 and set on the corner of Victoria Road and Ashley Road. The property has an open plan lounge/dining room/kitchen, kitchen with fitted appliances, refitted walk in shower room, double glazing and gas central heating. It also benefits from a parking permit allowing parking for one car and set within easy access to the shops on Ashley Road.

- 2 double bedroom first floor purpose built flat
- First time to the market since it was built in 2017
- Set on the first floor and approached via an entry phone system and stairs leading to the first floor
- Great as a buy to let or for a first time buyer
- Kitchen fitted with a range of modern units with work tops over and integrated hob, oven and extractor, free standing fridge/freezer and washing machine
- Open plan lounge/dining room/kitchen
- Recently fitted walk in shower
- Gas central heating and double glazing
- Parking permit sold with the flat allowing you to park in one of the allocated bays
- Vendor has already found a property that is vacant

Victoria Place is conveniently located right by Ashley Road so ideal for local shops and services. Poole Town Centre is within 1.5 miles and Branksome Retail Park and further on Branksome Train Station approximately a mile away.

Maintenance charges £800 per year

Ground rent £200

Lease 125 years from 2017

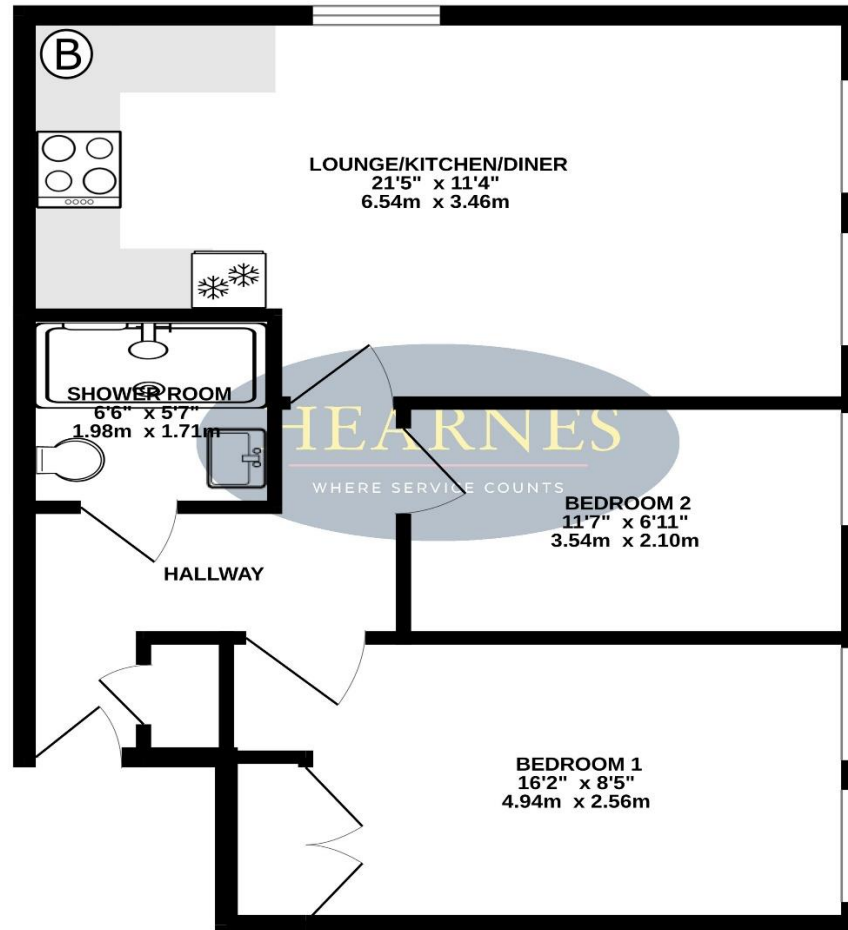
COUNCIL TAX BAND: B

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.7 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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