



1 5 Handley Lodge, Sixpenny Close, Poole, Dorset BH12 4BF

£195,000 Leasehold

**** SHARE OF THE FREEHOLD **** A well presented two double bedroom ground floor flat conveniently situated in this cul-de-sac location on the fringes of Parkstone. The many amenities and shops at Alder Hills and Wallisdown are also within close proximity. This modern property presents an ideal investment/ first time buy and viewing is highly advised to appreciate the accommodation on offer, which comprises: 18' lounge/diner, stylish kitchen and contemporary bathroom. Externally the property has the added benefit from a communal garden which is mainly laid to lawn. To the front there is an allocated parking space and visitors parking. Further features include: OWN ENTRANCE, storage cupboard, electric heating and UPVC double glazing. **** PETS ALLOWED ON LICENCE **** Nearby Schools - St Joseph's Catholic Primary, Bishop Aldhelm's C.E.V.A Primary and St Aldhem's Academy.

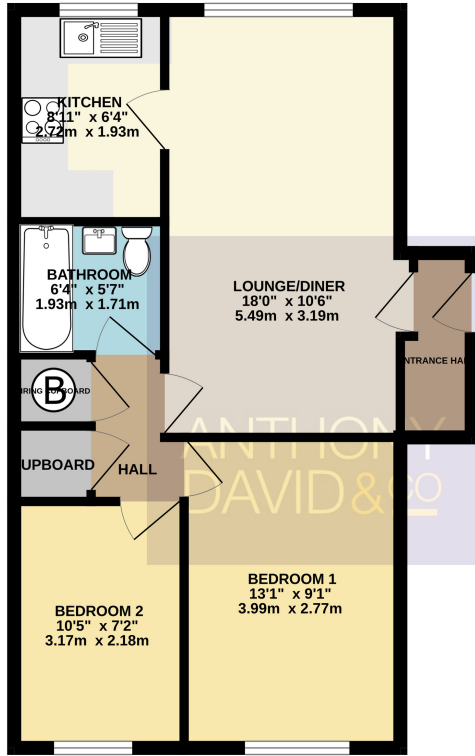
info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



- Private Entrance Doors to
- Lounge/Diner 18' 0" x 10' 6" (5.49m x 3.20m)
- Kitchen 8' 11" x 6' 4" (2.72m x 1.93m)
- Bedroom One 13' 1" x 9' 1" (3.99m x 2.77m)
- Bedroom Two 10' 5" x 7' 2" (3.17m x 2.18m)
- Bathroom 6' 4" x 5' 7" (1.93m x 1.70m)
- Parking Allocated and Visitors
- Garden Communal
- Tenure Share of the Freehold - 999 year lease
- Service Charge £1400 per annum
- Council Tax Band B

TOTAL FLOOR AREA : 528 sq.ft. (49.1 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		78
(55-68)	D	61	
(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.