



Flat C, 1 Carly Court, 30 Poole Road, Upton, Poole, Dorset BH16 5JB

£164,950 Leasehold

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A superb first floor modern apartment in a small block ideally situated close to local shops and approximately 2.5 miles to Poole Town Centre with its bus and train station. Upton Country Park is just a short walk away and Hamworthy Park and Beach is less than 2.5 miles away. Comprising lounge/diner with balcony, a double bedroom, spacious bathroom, fitted kitchen and allocated parking. Further benefits of this property include UPVC double glazing, communal bike store and visitors parking. Nearby Schools - Upton Infant School, Upton Junior School & Lytchett Minster Secondary School.

**ANTHONY
DAVID & CO**

FIRST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



Entrance Hall Doors to -

Lounge/Diner 3.5m x 3.25m (11' 6" x 10' 8") Max

Balcony 2.04m x 1m (6' 8" x 3' 3")

Kitchen 2.31m x 1.73m (7' 7" x 5' 8")

Bathroom 2.31m x 1.76m (7' 7" x 5' 9")

Bedroom 3.57m x 2.62m (11' 9" x 8' 7")

Maintenance Charge £1013 PA

Ground Rent £200PA

Lease - 112 Years Remaining

TOTAL FLOOR AREA : 350 sq.ft. (32.5 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	80	80
(55-68) D		
(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 or 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.