



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**rightmove**  
find your happy

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



**Email:** sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995



## 50 Nuthatch Close, CREEKMOOR, Dorset BH17 7XR

£190,000

### The Property

Brown and Kay are delighted to market this one bedroom ground floor apartment with a pleasant tree lined aspect to the rear, located in the popular area of Creekmoor. The home features many benefits to include its own private entrance and a fantastic size garden to the rear, and internally there is a generous lounge, fitted kitchen, double bedroom and bathroom. Furthermore, the home boasts UPVC double glazing, gas central heating, an allocated parking space and the remainder of a long lease. With no onward chain this a great opportunity for a first time buyer or buy to let investor - please call to arrange a viewing.

The property sits in a very pleasant cul-de-sac position in popular Creekmoor within reach of local amenities including bus services operating to surrounding areas. Nearby Broadstone with its varied range of facilities to include Mark Bennett Patisserie, Boots and Marks and Spencer food hall is close to hand, as is the larger town centre of Poole with a more comprehensive range of shops together with the main bus depot and main line rail station with links to London Waterloo. Sandbanks, renowned for its stunning beaches is within comfortable reach as is historic Poole Quay with its pretty waterfront and impressive views towards Brownsea Island.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Pets -  
Holiday Lets -

### PRIVATE ENTRANCE PORCH

With outside useful storage cupboard, UPVC door through to the porch with door through to the lounge/dining room.

### LOUNGE/DINING ROOM

17' 4" x 11' 10" narrowing in the dining area (5.28m x 3.61m) Front aspect UPVC double glazed window, radiator.

### KITCHEN

13' 0" x 5' 8" (3.96m x 1.73m) Range of wall and base units with roll edge work surfaces over, gas cooker, space and plumbing for washing machine, space for fridge/freezer, radiator, UPVC double glazed door to the garden.

### BEDROOM

11' 9" x 9' 5" (3.58m x 2.87m) UPVC double glazed window, radiator, wardrobe, airing cupboard.

### BATHROOM

Suite comprising panelled bath with glass shower screen, w.c. and wash hand basin. Radiator.

### GARDEN

A particular feature of the apartment is the fantastic private garden to the rear which is of a more than generous size with area of decking and the remainder laid to lawn.

### ALLOCATED PARKING

There is an allocated parking space.

### TENURE - LEASEHOLD

Length of Lease - 999 years from 25th December 1975

Ground Rent - Peppercorn

Maintenance - As and When

Management Agent -

### COUNCIL TAX - BAND B