



83 Harkwood Court, Manton Road, Hamworthy, Poole, Dorset BH15 4PN

£175,000 Leasehold

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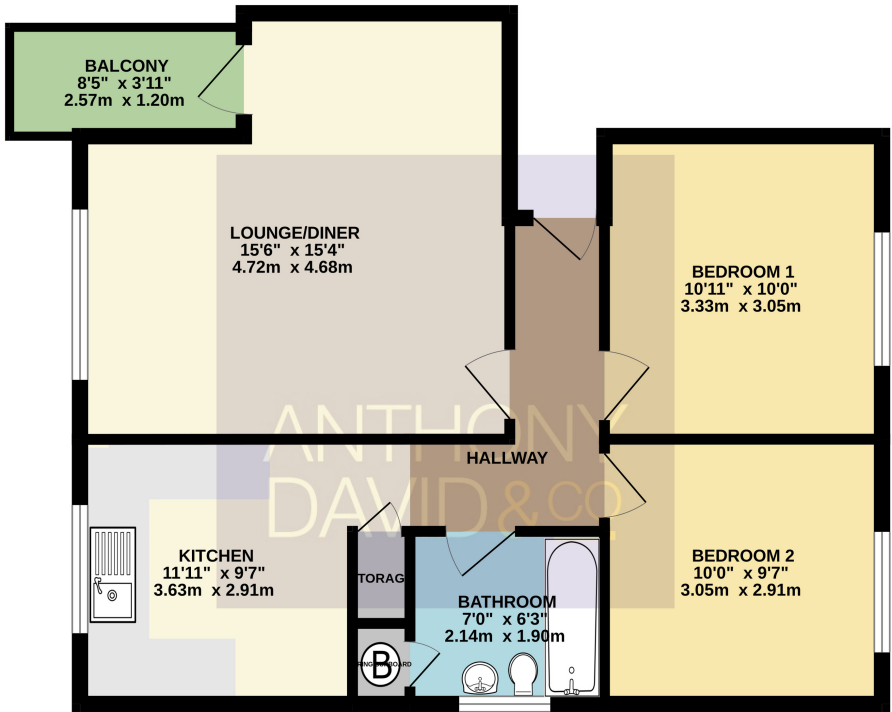
www.anthonydavid.co.uk

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**** NO FORWARD CHAIN **** A spacious two double bedroom first floor purpose built apartment situated in Hamworthy yards from doctors surgery, shops, amenities and bus routes. Hamworthy train station, beach and park are also close to hand. The property presents an ideal investment and viewing is essential to not only appreciate its convenient location but also the accommodation on offer, which comprises: 15' lounge/diner, BALCONY, fitted kitchen and bathroom. Further features include: GARAGE IN BLOCK, NEW LEASE ON COMPLETION, storage cupboard, UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors, Cornerstone Academy and Lytchett Minster School Secondary's . NB: SOME PETS ALLOWED WITH PERMISSION FROM THE MANAGEMENT COMPANY.

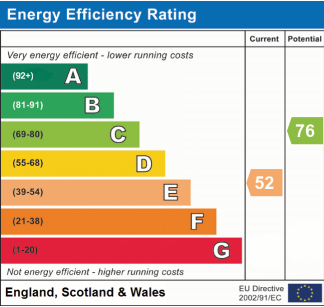
**ANTHONY
DAVID & CO**

FIRST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



- Entrance Hall Doors to
- Lounge/Diner 15' 6" x 15' 4" (4.72m x 4.67m)
- Balcony 8' 5" x 3' 11" (2.57m x 1.19m)
- Kitchen 11' 11" x 9' 7" (3.63m x 2.92m)
- Bedroom One 10' 11" x 10' 0" (3.33m x 3.05m)
- Bedroom Two 10' 0" x 9' 7" (3.05m x 2.92m)
- Bathroom 7' 0" x 6' 3" (2.13m x 1.91m)
- Garage In block
- Tenure Leasehold - New 136 year lease on completion
- Service Charge £2048 per annum
- Council Tax Band B

TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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