



43a Garland Road, Heckford Park, Poole, Dorset BH15 2LB

£225,000 Share of Freehold

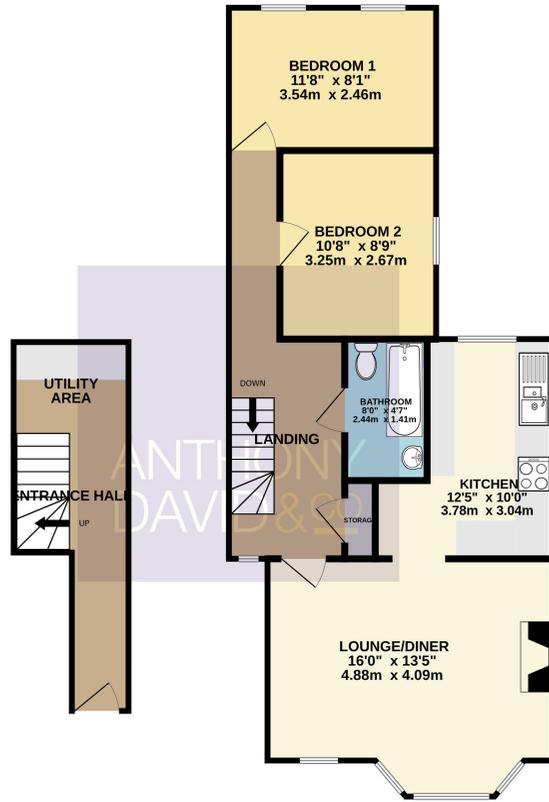
**\*\* PET FRIENDLY \*\*** A well presented two double bedroom first floor converted apartment ideally situated just yards from local shops and central bus routes. Poole Park with its boating lake, tennis courts and eateries is just a short stroll away whilst Poole Hospital and Poole Town centre are also close to hand. The property presents an ideal first time buy/investment and viewing is a must to not only appreciate its convenient location but also the accommodation on offer, which comprises: spacious entrance hall, utility area, lounge/diner, modern kitchen and contemporary bathroom. Externally the property has a own front garden and off road parking. Further features of this 'little gem' include: SHARE OF FREEHOLD with remainder of 999 lease, loft, own entrance, feature fireplace, gas central heating, UPVC double glazing. Nearby Schools - Longfleet Primary, Stanley Green Infants, Oakdale Juniors and Poole High School (is a short walk away).

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
100 sq.m. (934 sq.ft.) approx.

FIRST FLOOR  
69 sq.m. (694 sq.ft.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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Entrance Hall Stairs to

Lounge/Diner 16' 0" x 13' 5" (4.88m x 4.09m)

Kitchen 12' 5" x 10' 0" (3.78m x 3.05m)

Bedroom One 11' 8" x 8' 1" (3.56m x 2.46m)

Bedroom Two 10' 8" x 8' 9" (3.25m x 2.67m)

Bathroom 8' 0" x 4' 7" (2.44m x 1.40m)

Garden Front

Parking Allocated

Tenure Share of Freehold - remainder 999 year lease

Service Charge As and when

Council Tax Band B



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>		
(55-68)	<b>D</b>	69	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.