



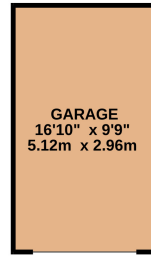
Flat 1, 22 St Clements Road, Poole, Dorset BH15 3PD

£210,000 Leasehold

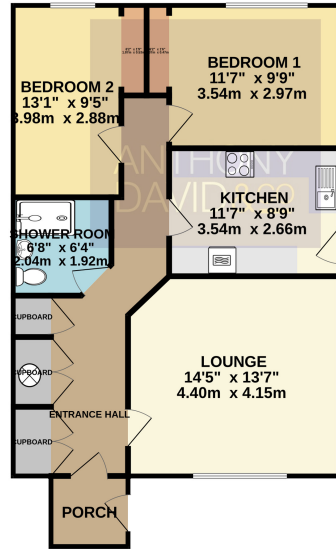
info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**** CASH BUYERS ONLY **** A superb two double bedroom ground floor garden apartment ideally situated on the fringes of Parkstone and Oakdale a short distance away from local shops, park, schools and bus routes. This immaculate property presents an ideal investment and internal viewing is a must to appreciate the stylish accommodation on offer, which comprises: lounge, fitted kitchen, (bedroom two is currently a dining room) and contemporary shower room. Externally the property boasts a landscaped low maintenance garden with patio area and raised decking covered by a pergola. There is also a garage to the rear. Further features include: electric heating, own entrance and UPVC double glazing. Livingstone Road Infants and Juniors and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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.
Made with Metropix ©2024

Entrance Hall Doors to

Lounge 14' 5" x 13' 7" (4.39m x 4.14m)

Kitchen 11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom One 11' 7" x 9' 9" (3.53m x 2.97m)

Bedroom Two 13' 1" x 9' 5" (3.99m x 2.87m)

Shower Room 6' 8" x 6' 4" (2.03m x 1.93m)

Garage 16' 10" x 9' 9" (5.13m x 2.97m)

Garden Landscaped

Tenure Leasehold - 49 years remaining

Ground Rent, Maintenance and Buildings Insurance £340 per year

Council Tax Band B



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.