



Flat 10 Meridiens, 2 Ringwood Road, Poole, Dorset BH14 0RL

£199,950 Leasehold

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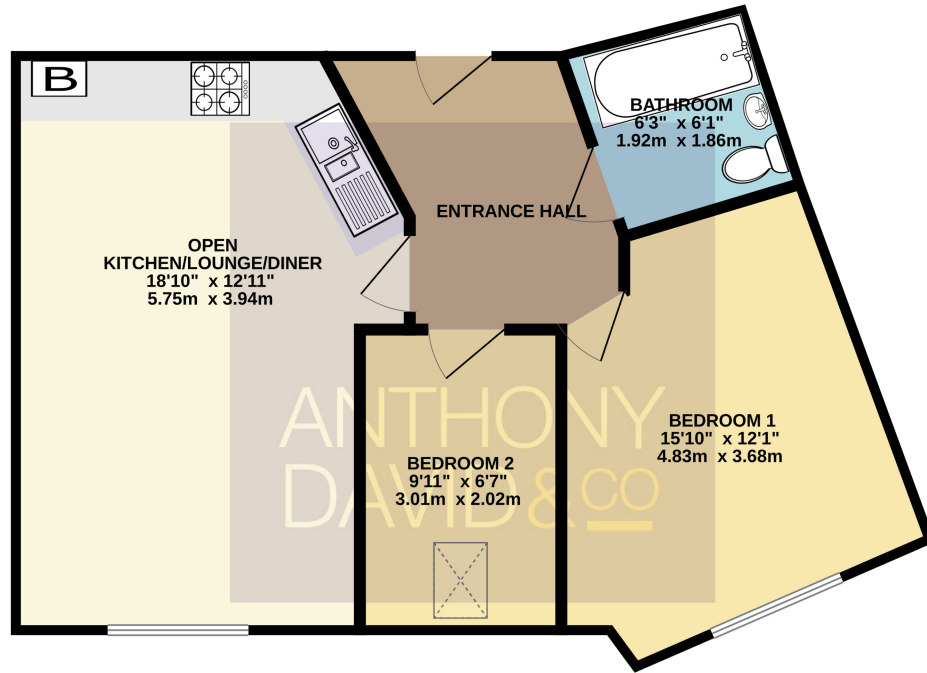
www.anthonydavid.co.uk

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**** NO FORWARD CHAIN **** A neat and tidy top floor purpose built apartment conveniently situated a short distance from Poole Hospital and Poole Town centre. Poole College, local shops and Poole Park with its eateries, boating lake and tennis courts are all also close to hand. The property presents ideal first time buy/investment property and internal viewing is advised to appreciate its central location and accommodation on offer, which comprises: 18' open plan lounge/kitchen/diner, two bedrooms and modern bathroom. Further features include: distant harbour glimpses, one allocated parking space, gas central heating, long lease and UPVC double glazing.

**ANTHONY
DAVID & CO**

TOP FLOOR
517 sq.ft. (48.0 sq.m.) approx.



Entrance Hall Doors to

Open Plan Lounge/Kitchen/Diner 18' 10" x 12' 11" (5.74m x 3.94m) max

Bedroom One 15' 10" x 12' 1" (4.83m x 3.68m) max

Bedroom Two 9' 11" x 6' 7" (3.02m x 2.01m)

Bathroom 6' 3" x 6' 1" (1.91m x 1.85m)

Parking Allocated

Tenure Leasehold - remainder of 125 year lease from 2008

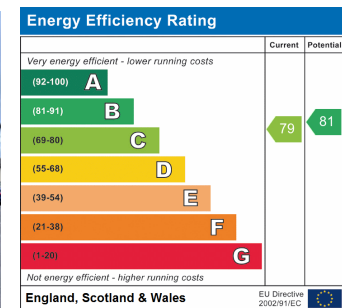
Ground Rent £250

Service Charge £860 PA

Agents Note Measurements are approximate due to irregular shaped rooms.

TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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