



FOR SALE
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WHERE SERVICE COUNTS

**41 Clover Drive, Creekmoor, Poole,
Dorset, BH17 7US**

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Share of Freehold – Guide Price £140,000 - £145,000

Great value! A purpose built first floor one bedroom apartment, offering a lounge/dining room, separate kitchen, good sized double bedroom, bathroom, loft space and a private off road parking space. The property offers fantastic potential to modernise and put your own stamp on and further benefits from a share of the freehold with 'as and when' maintenance charges.

- One double bedroom first floor apartment
- Lounge/dining room with southerly facing aspect
- Bathroom with bath, wash basin, wc and window
- Separate kitchen offering space for washing machine, oven, and potential space for dishwasher
- Loft space and good sized airing cupboard
- Private off road parking space
- Front garden space which is privately owned
- Small block of 4 apartments
- Double glazing throughout, with electric storage heaters
- No forward chain so can accommodate a very quick sale!

The property is nestled at the very end of Clover Drive, which is an incredibly quiet cul-de-sac, and is approximately 600 feet from Creekmoor Pond Nature Reserve, 650 feet from the nearest bus stop, 0.7 miles from Tesco Extra and Nuffield Retail Park is 1 mile away with Poole Train station being 2.4 miles away.

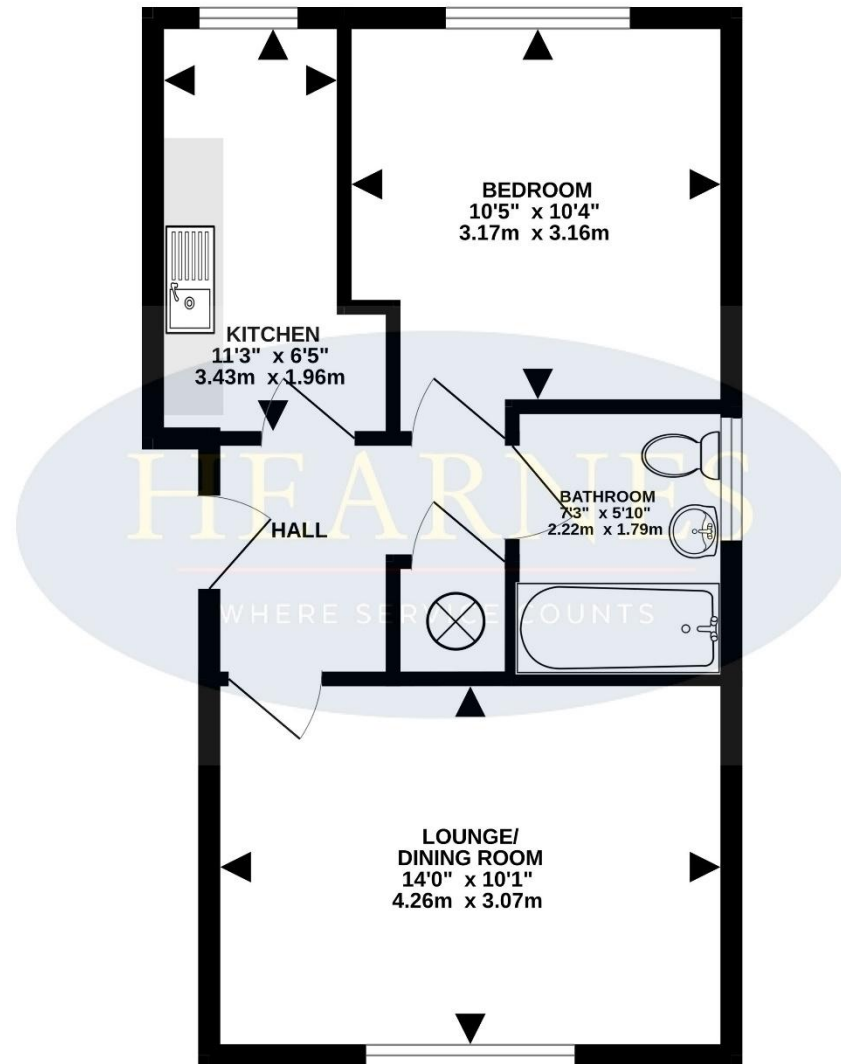
Maintenance charges: As and when
Lease length: 960 years remaining

COUNCIL TAX BAND: B EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 405 sq.ft. (37.6 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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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

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