



41 Harkwood Court, Manton Road, Hamworthy, Poole, Dorset BH15 4PL

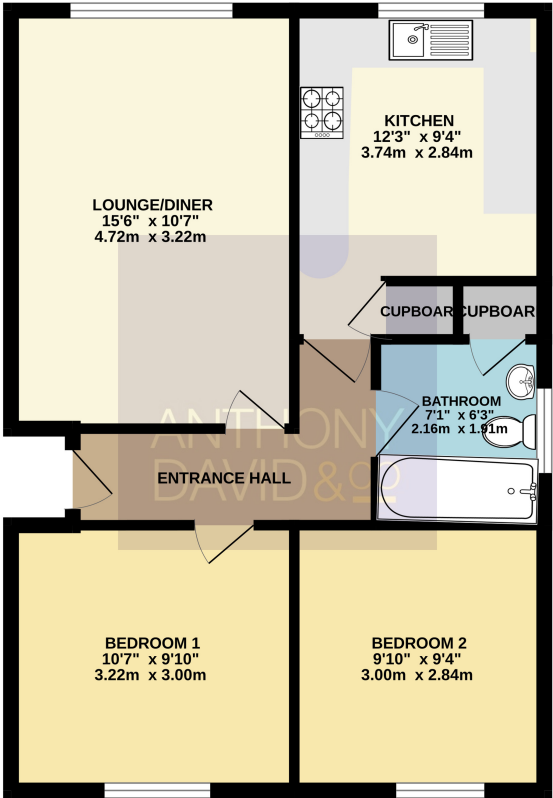
Guide Price £200,000 Leasehold

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This well presented ground floor purpose built apartment is situated in Hamworthy yards from doctors surgery, pharmacy, shops, amenities and bus routes. Hamworthy train station is a ten minute walk away whilst Upton Country Park is also within walking distance. Cobbs Quay Marina, Hamworthy beach and park are also close to hand. The property presents an ideal first time buy and viewing is essential to not only appreciate its convenient location but also the accommodation on offer, which comprises: 15' lounge/diner, stylish kitchen, two double bedrooms and white bathroom suite. Further features of this delightful home include: GARAGE IN BLOCK, long lease, storage cupboards, electric central heating and UPVC double glazing. Nearby Schools - Twin Sails Infants, Hamworthy Juniors, Upton Infants and Juniors, Cornerstone Academy and Lytchett Minster School Secondary's. NB: PETS ALLOWED WITH PERMISSION FORM THE MANAGEMENT COMPANY.

**ANTHONY
DAVID & CO**

GROUND FLOOR



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 Doors to

Lounge/Diner 15' 6" x 10' 7" (4.72m x 3.23m)

Kitchen 12' 3" x 9' 4" (3.73m x 2.84m)

Bedroom One 10' 7" x 9' 10" (3.23m x 3.00m)

Bedroom Two 9' 10" x 9' 4" (3.00m x 2.84m)

Bathroom 7' 1" x 6' 3" (2.16m x 1.91m)

Garage In block

Tenure Leasehold - 136 years remaining

Service Charge £2700 per annum

Council Tak Band B



Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.