



Flat 5, Sharrow House, 1 Mount Road, Poole, Dorset BH14 0QW

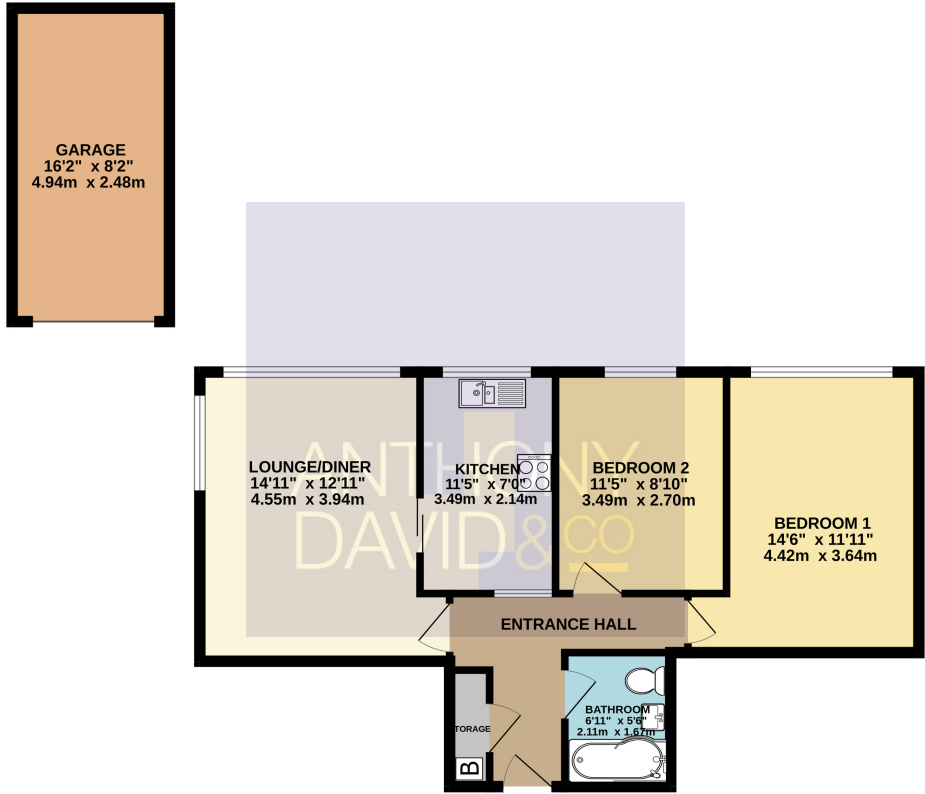
£230,000 Share of Freehold

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A stunning two double bedroom first floor apartment conveniently situated a short distance from local shops, bus routes and amenities. Ashley Cross with its array of trendy bars and bistros is also a short distance away. This modern home offers stylish living throughout and viewing is essential to not only appreciate its superb location but also the accommodation on offer, which comprises: lounge/diner, fitted kitchen and contemporary bathroom. Further features of this 'absolute gem' include; SHARE OF THE FREEHOLD, electric heating, 5 years remaining on windows warranty, garage in block and residents parking. School Catchment - Courthill Infants and Baden-Powell and St Peters CE Juniors.

**ANTHONY
DAVID & CO**

FIRST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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 Doors to
- Lounge/Diner 14' 10" x 11' 0" (4.52m x 3.35m)
- Kitchen 11' 6" x 6' 11" (3.51m x 2.11m)
- Bedroom One 12' 9" x 9' 11" (3.89m x 3.02m)
- Bedroom Two 11' 6" x 8' 10" (3.51m x 2.69m)
- Bathroom 7' 3" x 5' 10" (2.21m x 1.78m)
- Garage 16' 2" x 8' 2" (4.93m x 2.49m)
- Parking Residents
- Tenure Share of the freehold 140 years remaining
- Service Charge £1400 per annum
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Property details contained herein do not form part of 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.