




Flat 3 32 Brailswood Road, POOLE, Dorset BH15 2JW

Guide Price £190,000 Share of Freehold

**** NO FORWARD CHAIN ** PET FRIENDLY **** A first floor flat situated in this quiet residential road between Poole and Oakdale within close to proximity to local shops and amenities. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This ideal starter project/first time buy/investment purchase is in need of some cosmetic updating and internal viewing is advised to appreciate its potential. The accommodation on offer comprises: lounge, kitchen, two bedrooms and bathroom. Externally the property benefits from a private shingled area (to the right) and off road parking. Further features include: SHARE OF FREEHOLD, low maintenance costs, fitted wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools Longfleet Primary and Poole High School.

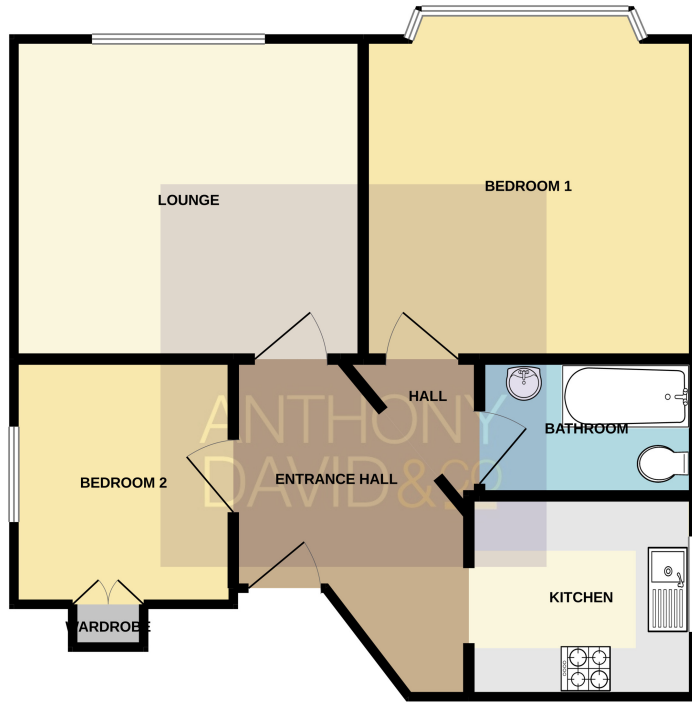
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**ANTHONY
DAVID & CO**

FIRST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 1" x 11' 0" (3.68m x 3.35m)

Kitchen 7' 9" x 6' 11" (2.36m x 2.11m)

Bedroom One 11' 7" x 11' 5" (3.53m x 3.48m) into bay

Bedroom Two 8' 5" x 7' 6" (2.57m x 2.29m)

Bathroom 7' 6" x 4' 9" (2.29m x 1.45m)

External Private shingled area and off road parking

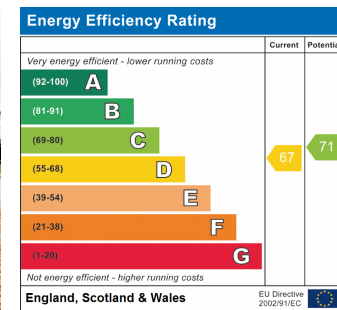
Tenure Share of Freehold - 999 year from 2024

Service Charge £35.00 per month - self managed

Council Tax Band A

TOTAL FLOOR AREA: 500 sq.ft. (46.5 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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