



Flat 2, 32 Brailswood Road, Poole, Dorset BH15 2JW

£219,950 Share of Freehold

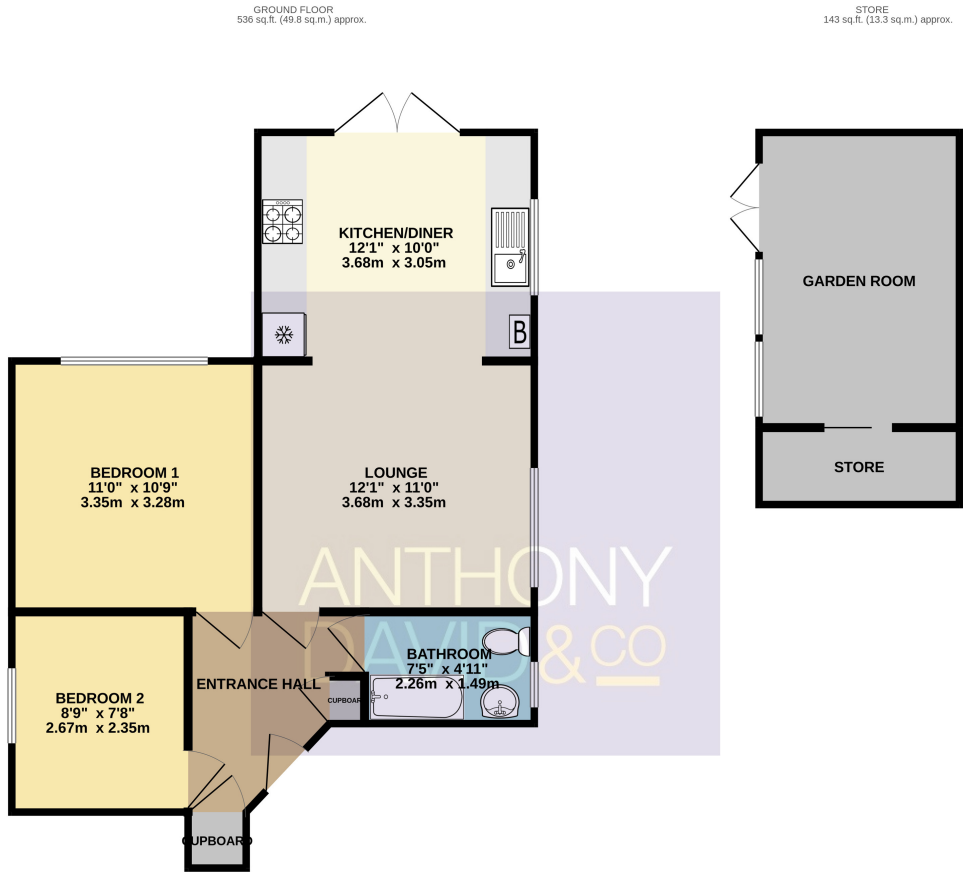
info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN **** A superb ground floor garden apartment is 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. The property presents an ideal first time buy/investment purchase and viewing is essential to not only appreciate is convenient location but also the accommodation on offer, which comprises: lounge, kitchen/diner with direct garden, two double bedrooms and a modern bathroom. Externally the property boasts a private rear garden with sun patio, lawned area and garden room and store. To the front there is allocated parking. Further features of this delightful home include: PET FRIENDLY, share of the freehold, low service charge, feature stained glass window, gas central heating and UPVC double glazing. Nearby Schools Longfleet Primary and Poole High School.

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.

Made with Metropix ©2025



- Entrance Hall Doors to
- Lounge 12' 1" x 11' 0" (3.68m x 3.35m)
- Kitchen/Diner 12' 1" x 10' 0" (3.68m x 3.05m)
- Bedroom One 11' 0" x 10' 9" (3.35m x 3.28m)
- Bedroom Two 8' 9" x 7' 8" (2.67m x 2.34m)
- Bathroom 7' 5" x 4' 11" (2.26m x 1.50m)
- Garden Enclosed
- Parking Allocated
- Tenure Share of the freehold - 999 years from 2024
- Service Charge £35 per month
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.