



Flat 4, 32 Elm Court, Wimborne Road, Poole, Dorset BH15 2BU

Guide Price £209,950 Freehold

info@anthonydavid.co.uk

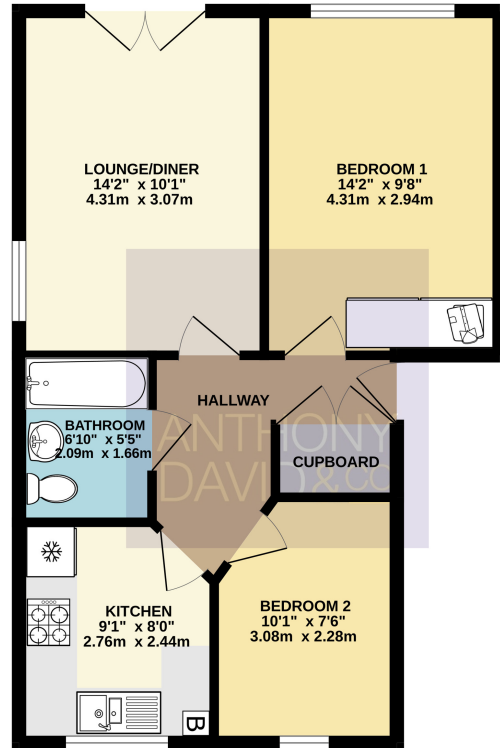
www.anthonydavid.co.uk

01202 677444 

**** NO FORWARD CHAIN **** A two bedroom first floor apartment situated yards from Poole Town centre with its array of shopping facilities and central transport links. The property boasts the ideal first-time buy or investment, and offers bright and airy living throughout and internal viewing is highly advised to appreciate the accommodation on offer which comprises: lounge/diner, fitted kitchen, two bedrooms and bathroom. Externally, there are well-maintained front communal gardens as well as allocated parking to the rear. Further features of this little gem include SHARE OF FREEHOLD, fitted wardrobes to bedroom one, visitor parking spaces, Juliette balcony, LONG LEASE, hallway storage cupboard, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

FIRST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



First Floor

Lounge/Diner 14' 2" x 10' 1" (4.32m x 3.07m)

Kitchen 9' 1" x 8' 0" (2.77m x 2.44m)

Bedroom One 14' 2" x 9' 8" (4.32m x 2.95m)

Bedroom Two 10' 1" x 7' 6" (3.07m x 2.29m)

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

Parking Allocated and Visitor Parking

Tenure Leasehold - 976 Years Remaining

Service Charge - £1050 pa

Council Tax Band C

TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(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 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.