

FOR SALE

Flat 2, 43 Uppleby Road, Poole,
Dorset BH12 3DB



PHILIPPA SOLE



£199,950

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2 bedrooms

First floor conversion

Use of a communal garden

Off road parking

Private garage in block

A few mins walk to local shops & bus routes

Pets allowed under licence

588.7 sq.ft. (54.7 sq.m.)

Band A - £1,298.83

Maintenance £50 per month.

Leasehold

[Click here for virtual tour](#)

About this property

A well presented two bedroom first floor apartment located in a converted house of just four apartments, with a communal garden and allocated garage with the option of off-road parking at the front. Located in a quiet road in upper Parkstone, a few mins walk to local conveniences and less than 10mins walk to Waitrose. Ideal investment, currently tenanted, no forward chain.

This bright and recently decorated apartment is situated on the first floor accessed via a communal entrance hall. As you enter the apartment, wood-effect laminate flooring gives a homely feel and runs through the entrance hall into the kitchen. The kitchen overlooks the garden at the rear and has space for a dining table. Within the kitchen, there is space for a washing machine, tall fridge freezer and a built in pantry or utility cupboard which could house a tumble dryer.

The pleasant lounge is to the front of the property, spacious enough to home a sofa suite and features a lovely large square bay window. Sharing the second window at the front is the second bedroom, which comfortably takes a single bed and chest of drawers plus hanging space, or could be used as an office benefiting from the full size window and natural light. The main bedroom is positioned between the lounge and the family bathroom, and is spacious enough for a full double bed and a set of wardrobes. The family bathroom is fitted with a modern white bathroom suite with shower over and airing cupboard. A new boiler was installed in July 2022.

Outside, there is parking for several cars with a driveway down the side to the private garage. A new roof was fitted in 2020. There is a good sized communal garden. The property is currently tenanted and the tenant would be happy to remain should it be sold to an investor.

Location

Located in a quiet road close to Constitution Hill View Point. At the end of the road is Livingstone Infant School and the Uppley play park is within easy reach as are all the amenities, shops including Waitrose, and bus routes on Ashley Road. For daylife and nightlife, the cafes, pubs and restaurants of Ashley Cross Green are approx. 20mins walk away. The train stations at Parkstone and Branksome are equidistance away with direct trains into London via Southampton and the major towns in between.





First Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 566006)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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