

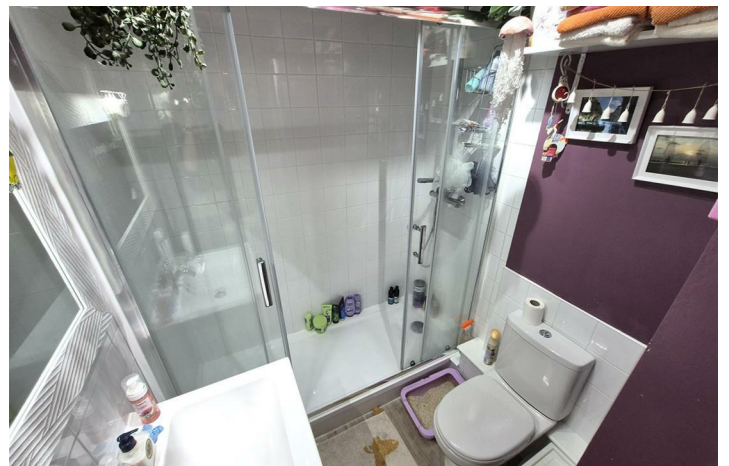
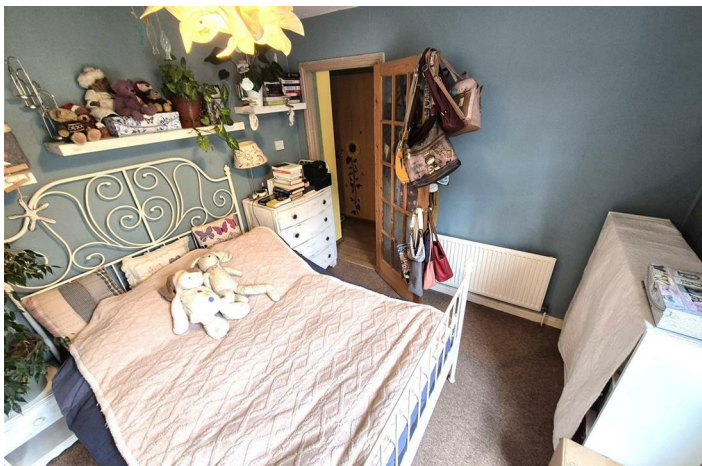


Denmark Road, Heckford Park, Poole, BH15 2DE

**£175,000**

- One Double Bedroom
- UPVC Double Glazing
- Private Entrance
- Close To Amenities & Bus Routes
- Allocated ORP For 2 x Cars
- Spacious Ground Floor Flat
- Gas Central Heating
- Private Garden
- New Lease
- Ideal First Time Buy

Greys Estate Agents are delighted to offer for sale this spacious ground floor flat situated in the popular Denmark Road, in Poole. The property comprises: One double bedroom, good size lounge / dining room, spacious kitchen and a bathroom. Other benefits include UPVC double glazing, gas central heating, private front garden, direct access to a shared rear garden (between the ground floor and first floor) and off road parking for two cars.



### Lounge / Dining Room

21'8" x 11'10" max (6.60m x 3.61m max)

### Kitchen

10'10" x 8'5" (3.315 x 2.576)

### Shower Room

### Double Bedroom

11'11" x 10'0" into wards (3.63m x 3.05m into wards)

Fitted wardrobes

### Private Front Garden

### Communal Rear Garden

With direct access.

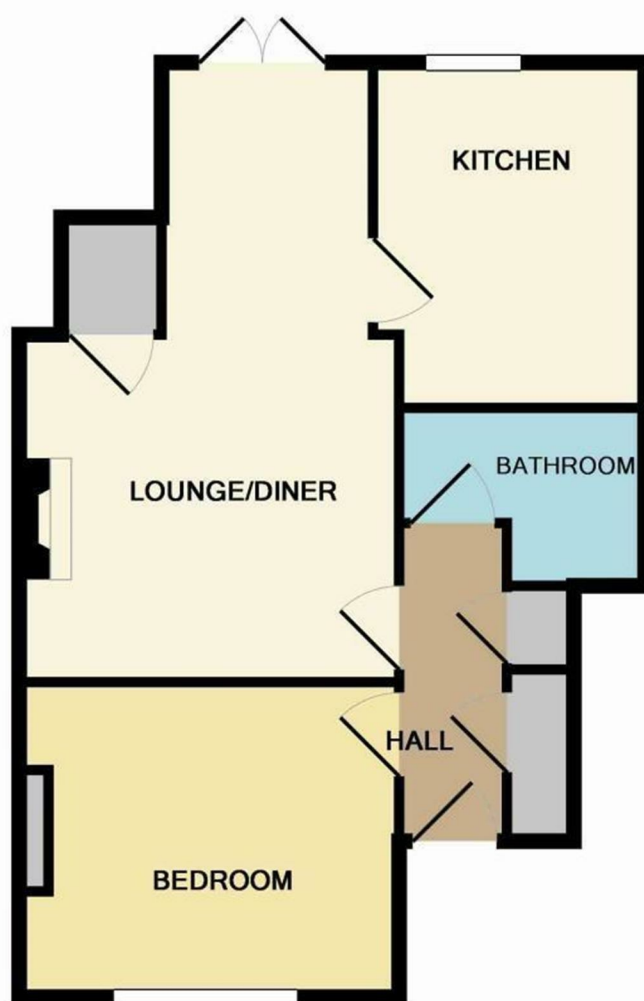
### Allocate Parking For Two Cars

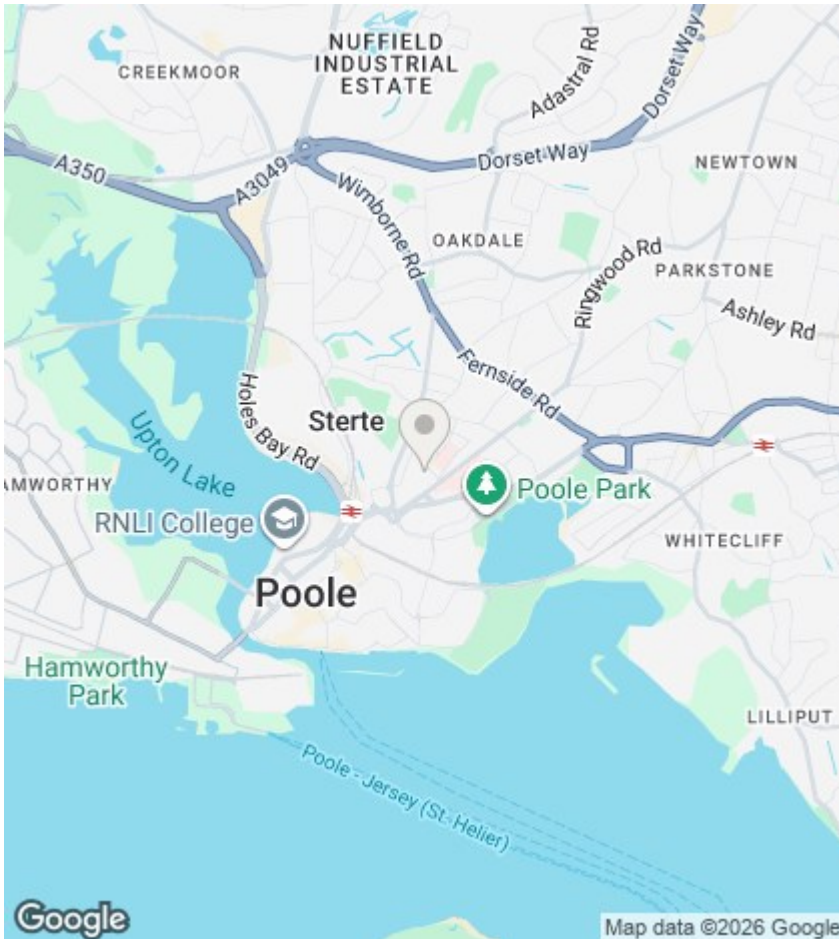
### Tenure - Leasehold

152 year remaining on the lease

£100pa Ground Rent

Maintenance is on an as of when basis





## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating: TBC

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