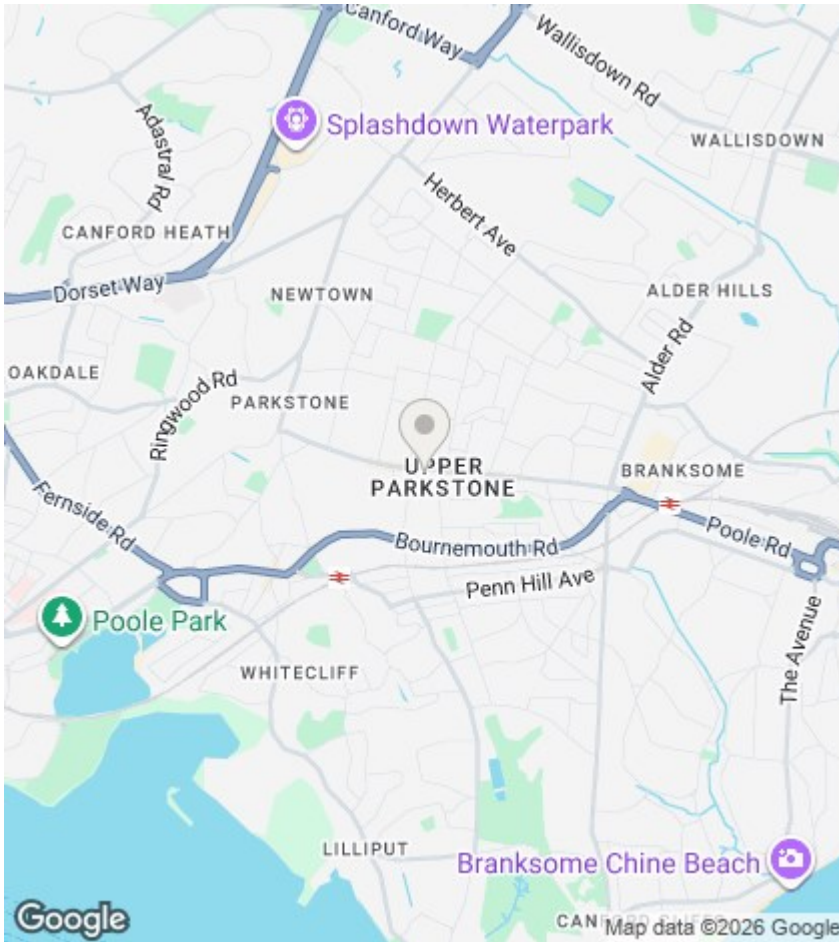




## Ashley Road, Poole, BH14 0AR

Offers Invited £199,950

- Spacious Maisonette Flat
- Private Entrance
- Kitchen / Breakfast Room
- Loft Room / Study
- No Forward Chain
- Three Double Bedrooms
- Long Lease
- Lounge / Diner
- Allocated Off-Road Parking
- Close To Amenities & Transport Links



## Directions

## Viewings

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

## Council Tax Band:

B

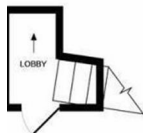
## EPC Rating:

D

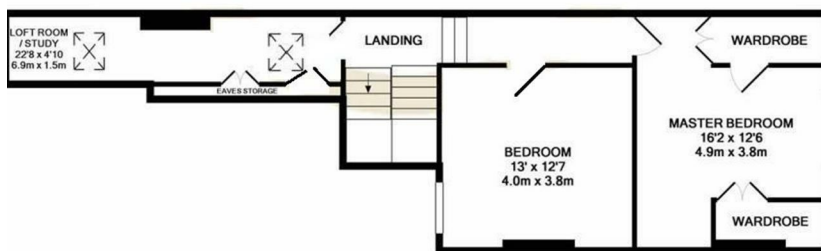
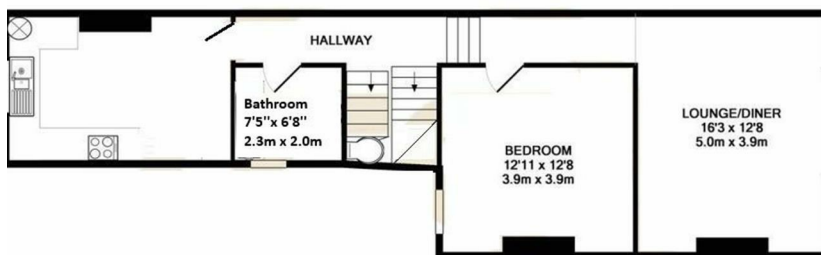
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1273 SQ.FT. (118.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENTRANCE  
APPROX. FLOOR  
AREA 31 SQ.FT.  
(2.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)