



120, Ramsey House Old Kiln Road, Upton, Poole, BH16 5SH

**Asking Price £225,000**

- Ground Floor Flat
- French Doors from Living Room
- Spacious Throughout
- Gas Central Heating
- Close to Country Park
- Two Double Bedrooms
- Large Communal Garden
- Garage in a Block
- UPVC Double Glazing
- Ideal FTB or BTL

# 120, Ramsey House Old Kiln Road, Poole BH16 5SH

A spacious, ground floor flat situated within a cul-de-sac location on the doorstep of Upton Country Park. An ideal FTB or BTL!



Council Tax Band: B



### Old Kiln Road

Offering well planned accommodation, this property comprises: two double bedrooms, lounge/dining room with French doors, separate kitchen and family bathroom.

Further benefits include a garage in a block, a share of the freehold, gas central heating, UPVC double glazing and a sizeable communal garden.

The block is positioned toward the end of a residential cul-de-sac, making for a quiet location! Adjacent to the property is a pedestrian access into Upton Country Park, ideal for those who have dogs or simply enjoy having open greenspace within easy reach.

Internal viewing is encouraged at your earliest convenience and can be arranged by contacting GREYS, the sole agents.

### Lounge/Dining Room

17'10" x 11'10" (5.44m x 3.61m)

### Kitchen

10'04" x 8'02" (3.15m x 2.49m)

### Bedroom One

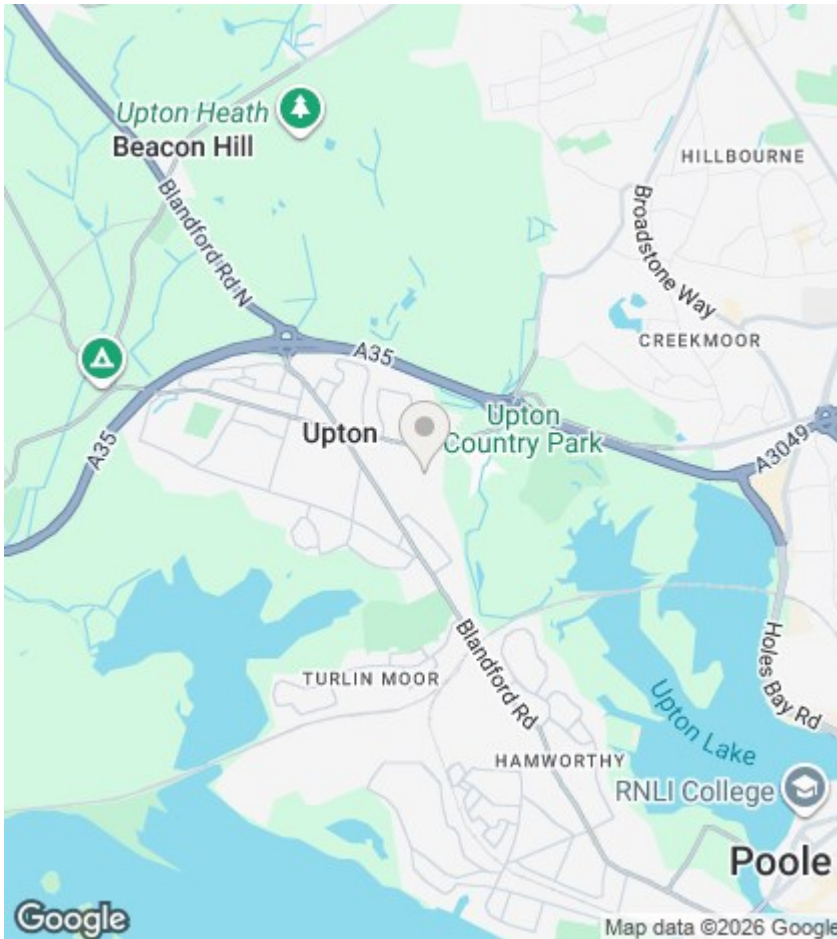
11'04" x 11'04" (3.45m x 3.45m)

### Bedroom Two

11'04" x 9'05" (3.45m x 2.87m )

### Bathroom

6'05" x 6'03" (1.96m x 1.91m )



## 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 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor