



## Princess Road, Branksome, Poole, Dorset

### Guide price £119,950

BRANKSOME, POOLE £119,950 Leasehold. Thacker & Revitt are pleased to market this one double bedroom ground floor flat with patio area. The property has gas central heating and is double glazed with its own entrance. There is a double bedroom with en suite shower room. Open plan lounge kitchen and outside there is a patio area. The vendor also has the added bonus of planning permission just agreed to extend the flat with a single story room being a reception room or additional bedroom with en suite. Plans are in the office with costings for this. This is currently a tenanted property and would make an ideal investment or First Time Buy. Location is great with easy access to Poole, Westbourne and the Wessex way. Parking is on the road, which is on a permit basis. There is a lease of over 900 approx years remaining. Offered with NO FORWARD CHAIN. This is an ideal Investment buy or First Time Buy.





# & Thacker Revitt

INDEPENDENT SALES & LETTING AGENTS

## Lounge

Irregular shaped room with white ceiling, cream walls, 2 double glazed windows, wall mounted boiler, Radiator.

## Kitchen

Open plan from the lounge with a range of light wood colored fitted units wall and base with metal handles, stainless steel oven, hob and extractor. Neutral decor and splash back.

## Shower Room

En suite shower room with white suite consisting of sink, WC, shower cubicle with tiled walls and shower. Neutral decor with tiled to the shower and splash back to the sink.

## Bedroom

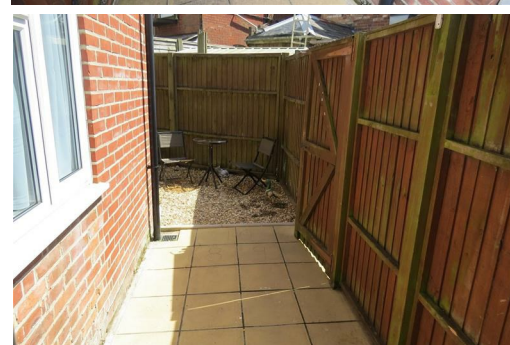
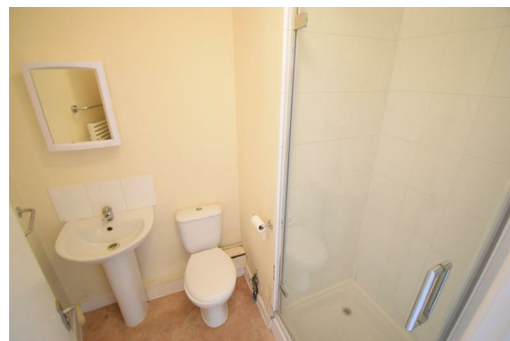
Double room with white ceiling, cream walls, fitted flooring, double glazed window overlooking the courtyard, radiator and door to en suite shower room.

## Outside

Private Courtyard with gate leading to outside, patio tiled and shingle area, garden shed, panel fencing.

## Lease Details

T.B.C. Approx 990 Years remaining on lease. Management Charges. We have been advised that there is no management company set up at the present time.



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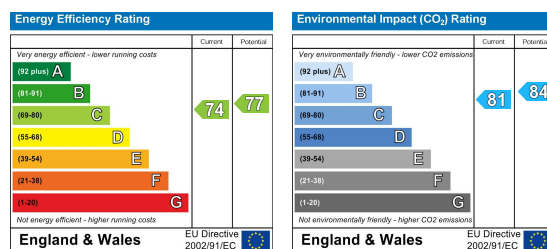
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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD