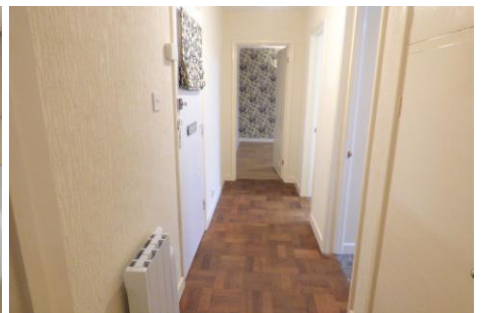


**Flat 11 Firgrove,
61 Bournemouth Road, Poole, BH14 0EP**

**£179,950
Leasehold**



Situated a short walk away from Ashley Cross Village with its popular bars, bistros, restaurants and mainline London railway station lies this light and spacious, purpose built ground floor apartment with its own section of garden. The well proportioned living accommodation comprises entrance hallway, lounge, modern fitted kitchen, bathroom and good size double bedroom. There is UPVC double glazing, electric radiators, parking space and a new 125 year lease. We feel the property would make an ideal starter home or buy to let/investment opportunity and it comes with No Forward Chain.

GLAZED COMMUNAL DOOR Leads through to:

COMMUNAL HALLWAY This leads up then to the personal part glazed entrance door and into:

ENTRANCE HALLWAY Smooth set ceiling, smoke detector, light point, electric heater, alarm panel, telephone point, airing cupboard housing the hot and cold water tanks with slatted shelving for linen storage, white panelled doors then lead off to:

LOUNGE 15' x 10' 10" (4.57m x 3.3m) Coved and smooth set ceiling, light point, UPVC double glazed window, electric heater below, two wall mounted lights, TV point, airing cupboard housing the hot and cold water tanks with slatted shelving for linen storage, white panelled doors then lead off to:

KITCHEN 10' 10" x 6' (3.3m x 1.83m) Comprising contrasting drift wood effect wall units with grey fronted base units and drawers below all with stainless steel type handles, square edge stone effect worksurface incorporating stainless steel drainer sink with mixer tap, part tiled walls, space for free standing appliances to include cooker and washing machine, UPVC double glazed window, smooth set ceiling, strip light, cupboard housing the electric meter.

BEDROOM 15' x 10' (4.57m x 3.05m) Coved and smooth set ceiling, light point, UPVC double glazed window, electric heater, built in single wardrobe/storage cupboard.

BATHROOM 10' 9" into door recess x 6' max. (3.28m x 1.83m) Comprising a white three piece suite to include panel enclosed bath with pillar taps, glazed shower screen, Triton Enrich electric shower, part tiled walls, pedestal wash hand basin with pillar taps, low flush push button WC, shaver point, electric heater, UPVC double glazed opaque window, smooth set ceiling, light point, lino flooring.

LEASE INFORMATION The property is offered with the benefit of a new 125 year lease.

MAINTENANCE Annual service charge of approx. £600 p.a.

GROUND RENT £150.00 p.a.

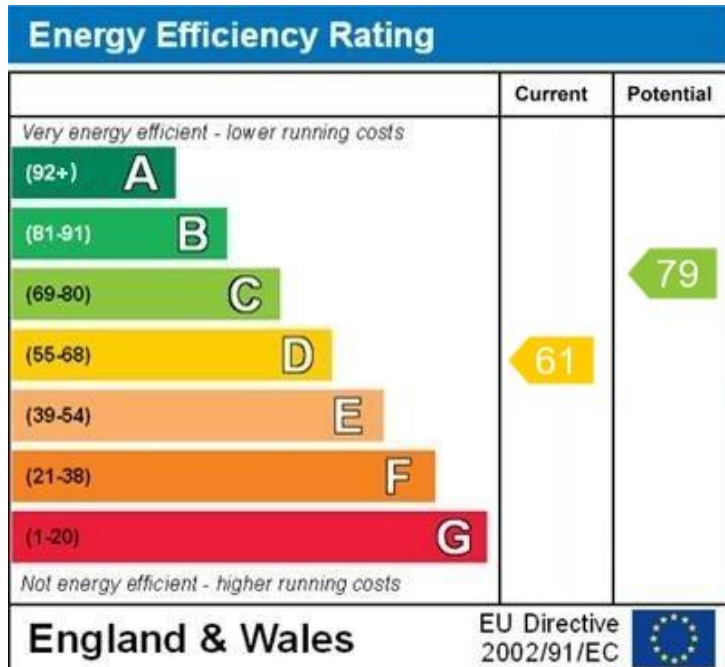
AGENTS' NOTE The Freeholder will be redecorating the exterior of the building and the communal areas, and can give permission to knock through from the lounge to the private garden area.



COUNCIL TAX BAND 'A' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

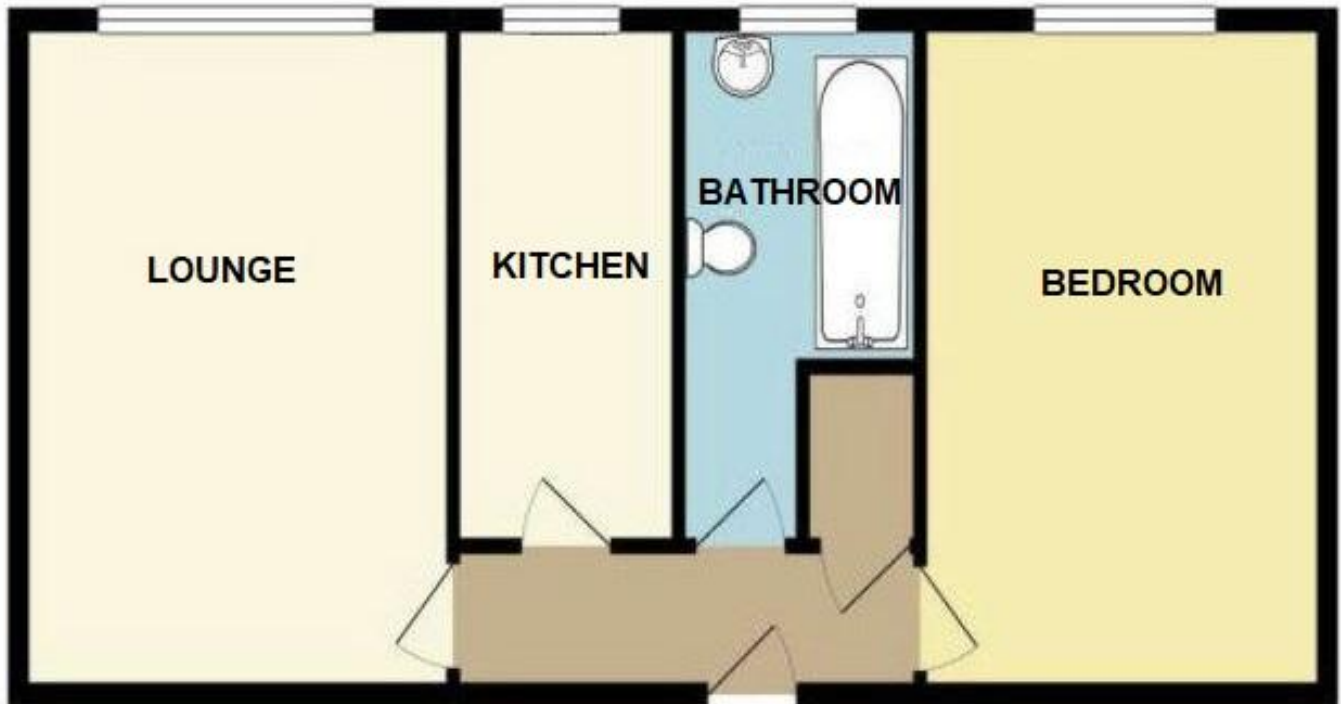
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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