

FOR SALE



30 Firgrove, 61 Bournemouth Road
£285,000


MARTIN&CO

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£285,000

new 125-year lease

- service charge £723pa
- balcony!
- council tax band B = £1164 pa
- zero ground rent

Fantastic far reaching views towards Brownsea Island, Poole harbour, across the rooftops of Lower Parkstone to Cobbs Quay, Hamworthy! Both the kitchen & bathroom in this property require improvement/replacement - this location is excellent & gives the new owner the opportunity to modernise to suit their own tastes!



ENTRANCE HALL Central ceiling light, built in cupboard with shelves, further cupboard housing immersion heater.

BALCONY Private balcony with exceptional far reaching views of Lower Parkstone, Poole Harbour and Brownsea Island.

LIVING ROOM 15' 5" x 15' 1" (4.70m x 4.62m) Central ceiling light, front facing double glazed picture window with door to balcony, two additional wall lights, 1 radiator.

KITCHEN In need of full modernisation.

BATHROOM In need of full modernisation.

BEDROOM ONE 13' 3" x 11' 4" (4.04m x 3.47m) Central ceiling light, double glazed front aspect window with far reaching views of Poole town, Cobbs Quay and the Isle of Purbeck, built in double wardrobe with hanging and shelves, 1 radiator.

BEDROOM TWO 12' 2" x 11' 3" (3.72m x 3.45m) Central ceiling light, rear aspect double glazed window. 1 radiator.

PARKING allocated secure parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.