

30 Firgrove, 61 Bournemouth Road £285,000



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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.

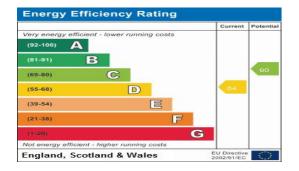
KITCHEN In need of full modernisation.

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" x11'3" (3.72m x3.45m) Central ceiling light, rear aspect double glazed window. 1 radiator.

PARKING allocated secure parking space









Martin & Co Poole

109 Commercial Road • • Poole • BH14 0 JD T: 01202 710171 • E: poole@martinco.com

01202 710171



http://www.poole.martinco.com

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