

**FOR SALE**



**Quarry Chase, 30 Poole Road, Bournemouth**  
**£190,000**

  
**MARTIN & CO**



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30 Poole Road,  
Bournemouth  
£190,000**

- **CLOSE TO BOURNEMOUTH GARDENS!**
- **no forward chain!**
- **SHARE OF FREEHOLD**
- **garage**
- **service charge £2640 pa (including water rates & gas for hot water and heating)**
- **OWNERS OCCUPIERS ONLY PLEASE**
- **Council tax band B**



This stylish first floor apartment has been loved by the current owner! A short, LEVEL walk from either Bournemouth or Westbourne, this property has the advantage of double glazing throughout, a garage, a large shower room & NO FORWARD CHAIN!

#### ENTRANCE HALL

Two ceiling lights, secure entry phone. Built in storage cupboard with hanging rail.

#### LIVING ROOM 17' 0" x 10' 5" (5.2m x 3.2m)

Two ceiling lights, three double glazed windows overlooking the mature & well-kept communal gardens. Two radiators.

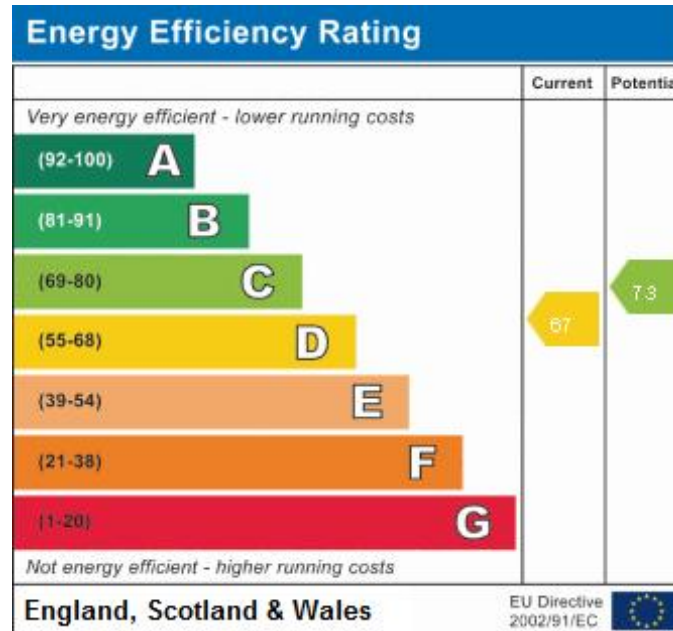
#### KITCHEN 11' 5" x 5' 6" (3.5m x 1.7m)

Ceiling light, double glazed window to side aspect. Fully tiled, with a range of wall & base units with worktop over. Electric freestanding cooker, washing machine & fridge/freezer. Radiator.



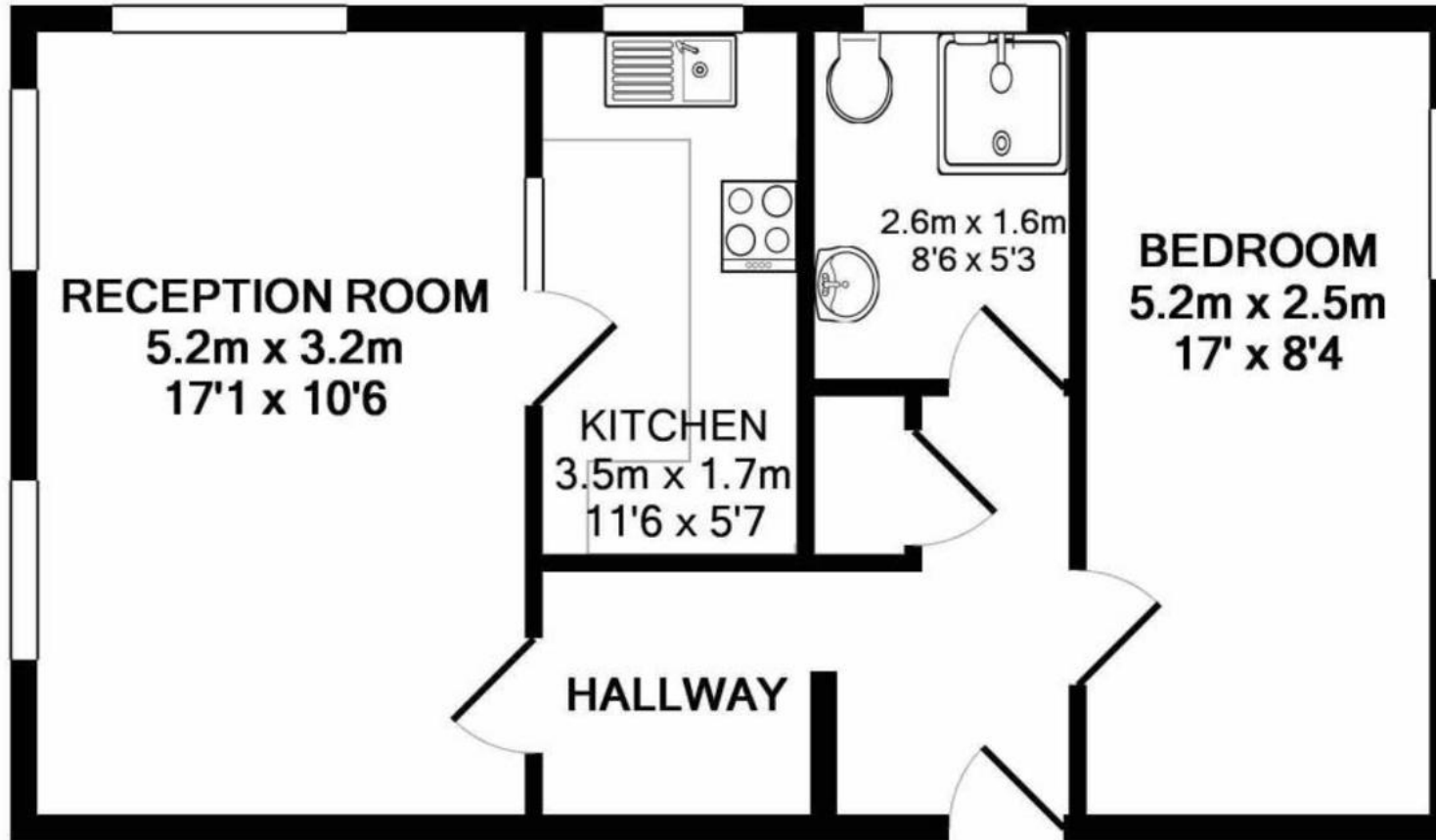
BEDROOM 17' 0" x 8' 2" (5.2m x 2.5m) Ceiling light, double glazed window to rear aspect looking towards Bournemouth Gardens. Feature, decorative panelling on the facing wall, radiator.

GARAGE with up & over door, visitors' spaces available on a first come, first served basis.





QUAKE  
CHASE



## Martin & Co Poole

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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.