

**FOR SALE**



**Sycamore House, 220-230 Ashley Road, Poole**  
**£170,000**

  
**MARTIN&CO**

# Sycamore House, 220-230 Ashley Road, Poole

£170,000

- PARKING & PATIO GARDEN
- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS!
- council tax band 'B' £1593 pa
- service charge £900 pa
- 162 years on the lease

**TWO DOUBLE BEDROOMED  
GROUND FLOOR FLAT WITH  
PARKING AND GARDEN!** Located  
just off Ashley Road, with easy  
access to main bus routes & local  
shops. this ground floor property is  
offered for sale with **NO FORWARD  
CHAIN!** A new owner will wish to  
redecorate to suit their own tastes,  
making this a very convenient &  
pleasant home/investment!



ENTRANCE HALL UPVC door, two ceiling lights, large built-in cupboard housing the 'Worcester' gas central heating boiler & space for washing machine & tumble dryer. Radiator, laminate flooring,

LIVING ROOM 14' 0" x 12' 0" (4.27m x 3.67m) Ceiling light with two additional wall mounted lamps, double glazed sliding door opening into the enclosed rear garden, which is laid to patio & surrounded by a tall wall, creating a very private space.

KITCHEN Ceiling light, double glazed window to side aspect. Range of wall & base units with tiled splashbacks & worktop over. Stainless steel & glass cooker hood, 'Bosch' electric hob & 'Zanussi' oven. Space for freestanding fridge/freezer.

BEDROOM 14' 2" x 9' 6" (4.33m x 2.92m) Ceiling light, double glazed window to side aspect, radiator.

BEDROOM 9' 9" x 7' 8" (2.98m x 2.35m) Ceiling light, double glazed window to side aspect, radiator.

SHOWER ROOM Ceiling light, extractor fan, wall mounted heater. 'Mira' shower, with seat, basin & toilet, all with tiled splashbacks. Radiator.

PARKING Allocated space for one car



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 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.