

FOR SALE



Elm Court, Poole
Guide Price £209,950


MARTIN&CO

Elm Court, Poole

Guide Price £209,950

- **SHARE OF FREEHOLD!**
- 976 years left on the lease
- **ALLOCATED PARKING SPACE**
- council tax band C - £1820pa
- 53 square metres
- Juliette balcony

This two bedroomed apartment, very close to Poole town centre & transport links, is being offered for sale with **NO FORWARD CHAIN, A SHARE OF THE FREEHOLD AND AN ALLOCATED PARKING SPACE!** The property is on the first floor, with double glazing & gas central heating throughout, views of the communal lawns maybe enjoyed from the Juliette balcony in the living room.



ENTRANCE HALL

LIVING ROOM

KITCHEN

BEDROOM

BEDROOM

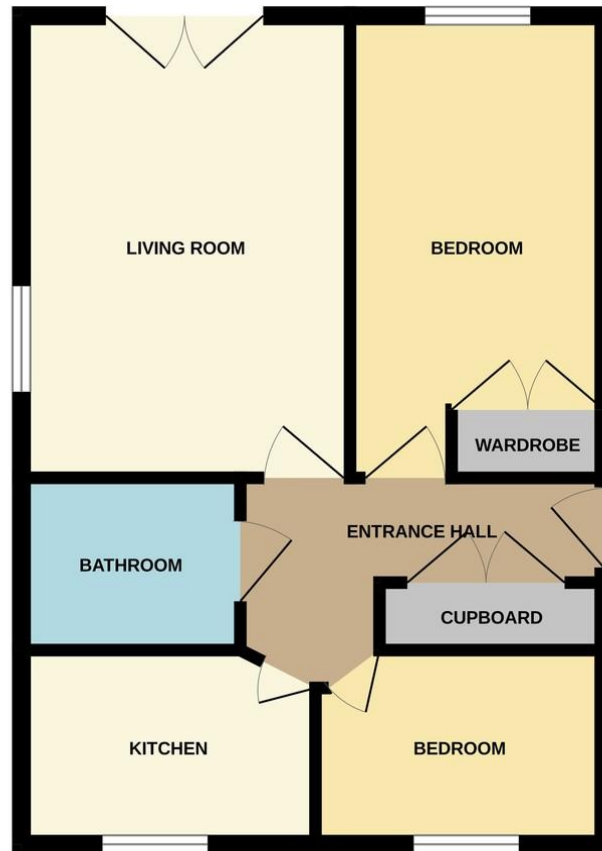
BATHROOM

COMMUNAL GARDENS

ALLOCATED PARKING SPACE



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



Martin & Co Poole

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

01202 710171

<http://www.poole.martinco.com>



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.