

FOR SALE



Bournemouth Road, Ashley Cross

2 Bedrooms, 1 Bathroom, Apartment

£245,000

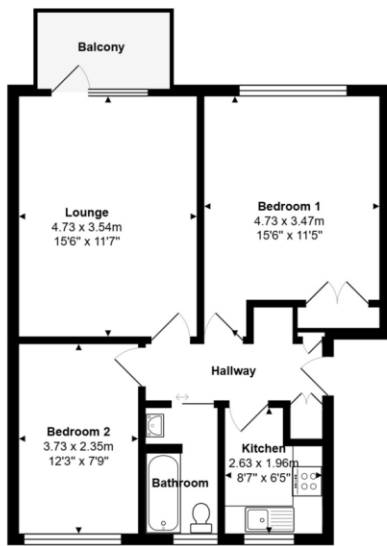


**Flat 22 Firgrove, 61
Bournemouth Road**

- HARBOUR & SEA GLIMPSES
- TWO DOUBLE BEDROOMS
- BALCONY
- UNDERGROUND PARKING
- GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ashley Cross, spacious purpose built two double bedroom raised ground floor flat with sunny balcony with Sea and Harbour views, separate kitchen and bathroom, good sized lounge with door to the balcony, gas fired central heating, double glazing, secure underground parking, end of chain,



Total Area: 56.7 m² ... 611 ft² (excluding balcony)
All measurements are approximate and for display purposes only

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 for 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.

