



## Flat 7, Felton Court, 72 Felton Road, Poole BH14 0QX

A two bedroom second floor apartment enjoying a southerly facing living room with balcony.

**EPC: 77 Council Tax Band: C Price: £239,950 Share of Freehold**











## Key Features

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- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- SOUTH FACING LOUNGE
- COVERED BALCONY
- GAS CENTRAL HEATING
- QUIET RESIDENTIAL LOCATION
- SHOWER ROOM
- GARAGE
- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- THE PROPERTY IS HELD ON A 984 YR LEASE/SHARE OF FREEHOLD
- APPROX. £161 PER MONTH MAINTENANCE

## The Property

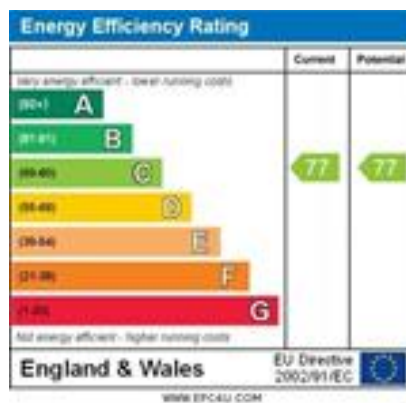
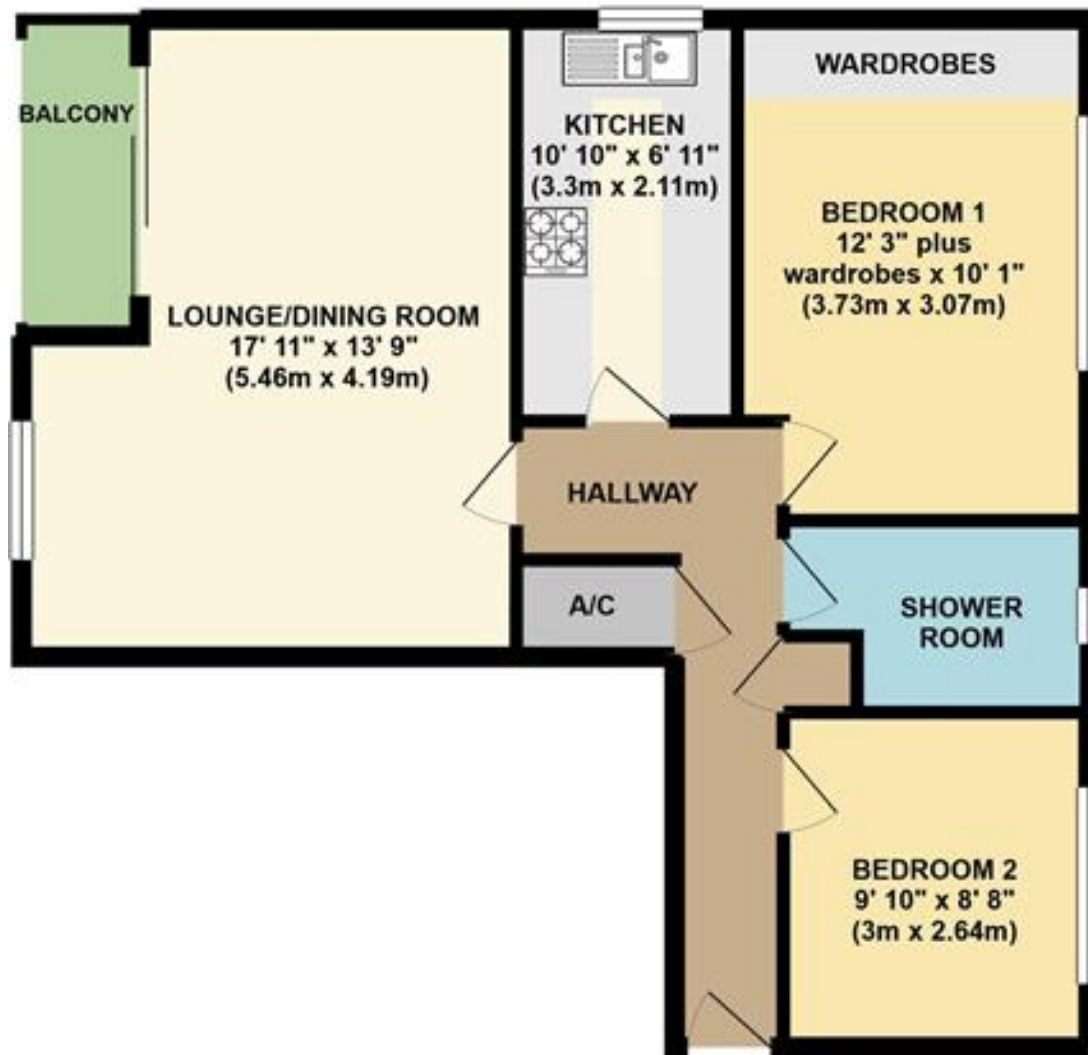
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Situated in a residential cul-de-sac within easy reach of the centre of Ashley Cross with its bars, bistros and mainline railway station is this two bedroom second floor apartment benefitting from gas fired central heating and UPVC double glazing.

The accommodation comprises of a good size reception hall with deep airing cupboard and separate cloaks cupboard, a southerly

facing living room with covered balcony, kitchen, two bedrooms and a shower room.

The property is offered for sale with the benefit of no forward chain and there is also a single garage located in a nearby block.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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