



**Kings Avenue
Poole, Dorset BH14 9QQ**

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LEASEHOLD PRICE OFFERS IN EXCESS OF £200,000

A character, two double bedroom, ground floor apartment situated within a sought after location moments from Penn Hill. The property further benefits from an allocated parking space and is offered for sale with no forward chain.

The property is entered via a secure entry phone system with a communal hallway leading to the entrance of the apartment. On entering the apartment a hallway leads into a large living/dining room offering plenty of natural light. A modern fitted kitchen comprises a range of floor and wall mounted units finished with a contrasting work surface and includes an integrated oven with induction hob and extractor over along with space for a free standing fridge/freezer and washing machine.

Both bedrooms are double in size and served by a modern fitted bathroom finished with fully tiled walls and suite comprising WC, wash hand basin and bath with shower over.

Externally the property sits within well maintained communal grounds and benefits from an allocated parking space.

Lease: approximately 90 years remaining

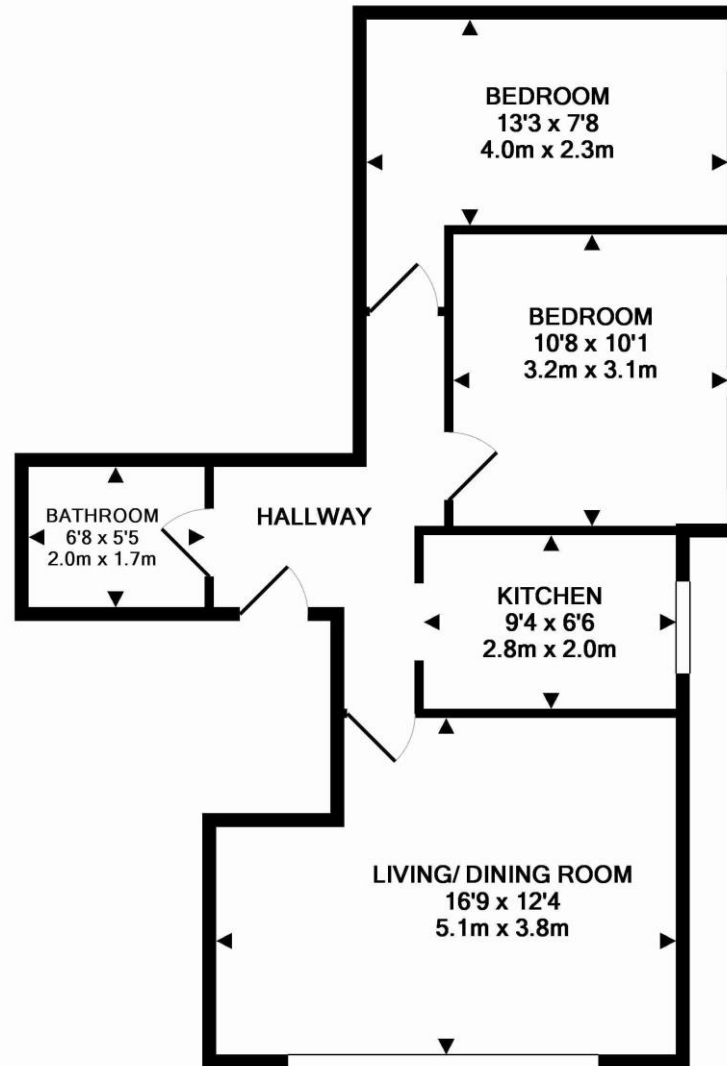
Maintenance: approximately £75 pcm

Rental valuation approximately £850 pcm

COUNCIL TAX BAND: C EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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