



## 33a Furzey Road, Upton, Poole BH16 5RW

Located in a small block of just four flats and benefitting from the remainder of a 999 year lease and low maintenance charges.

**EPC:** TBC **Council Tax Band:** A **Price:** £175,000 Share of Freehold







## Key Features

- ONE BEDROOM FIRST FLOOR FLAT
- LOUNGE WITH PLEASANT OUTLOOK
- KITCHEN WITH SPACE FOR TABLE & CHAIRS
- SHOWER ROOM
- PRIVATE GARDEN
- GARAGE IN A BLOCK
- UPVC DOUBLE GLAZING & FASCIAS
- NO FORWARD CHAIN
- MAINTENANCE £30PM TO INCLUDE BUILDINGS INSURANCE AND ADDS TO A SINKING FUND
- 979 YEARS REMAINING ON THE LEASE

## The Property

Located in this quiet residential area alongside a mixture of predominantly houses and bungalows, is this first floor property. The flat benefits from gas fired heating with radiators and UPVC double glazing and externally there are UPVC fascia's for reduced maintenance.

A UPVC double glazed communal front door leads to an entrance hall and stairs to just two first floor properties. The flat comprises of a reception hall, a lounge with a pleasant views over woodland and seasonal views of Lytchett Bay. There is a good size kitchen with space for a breakfast table and chairs, a

master bedroom with fitted wardrobes and a shower room. The property benefits from its own garden which has been arranged with an area of lawn surrounded by well-established and stocked shrub borders and partly enclosed by low fencing. Immediately adjacent to the property is a single garage fitted with an up and over door. Within the area there is plenty of on-street parking and there is also an allocated parking space for the block.

The property has been recently re-decorated throughout and provides an ideal opportunity for a first time home or a buy to let purchase.

## First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 42.2 sq. metres (453.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error or omission or misstatement. 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. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

**Broadstone Office**  
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



rightmove

