

## Spacious 2-Bedroom GROUND FLOOR Flat with access to communal garden

**Tenure: Leasehold (approx. 961 years remaining)    Approx 65 sq meters (704)**

**1 Fleetswood Court, 431-441 Wimborne Road,  
Fleetsbridge, Poole, Dorset. BH15 3EE**

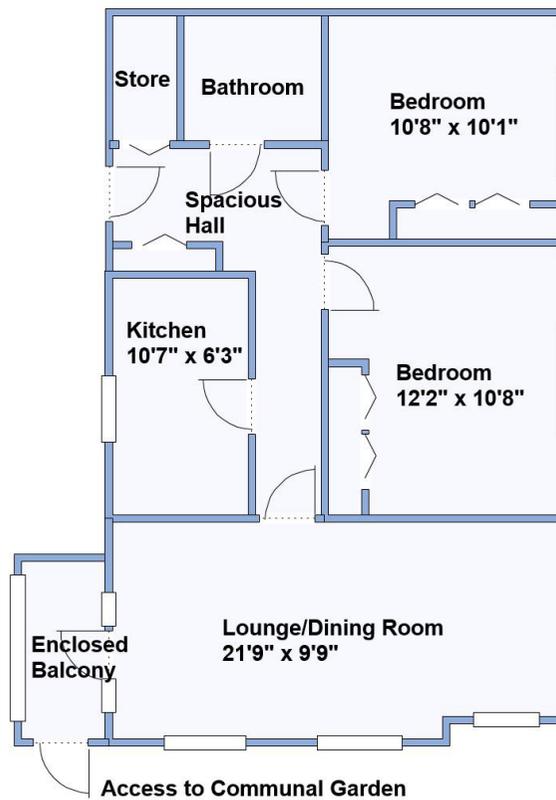
**Price £220,000**

- Spacious Entrance Hall
- Lounge/Dining Room
- Modern Fitted Kitchen
- Bathroom & Shower
- 2-Double Bedrooms with built in wardrobes
- South Facing Communal Garden
- Security Entry System
- Lock-up GARAGE
- Close to Shops & Services
- Vendor Suited!

Spacious GROUND FLOOR 2-bedroom Flat with direct garden access, situated in a popular block within walking distance of local amenities & bus routes with Poole Town Centre being about 1 mile distance. This modern property has well-planned accommodation, enjoys a sunny aspect & benefits from a lock-up garage. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Large Storage/airing cupboard. Cloaks cupboard with mirrored doors.
- **Lounge/Dining Room:** Ample room for lounge & dining suite. Fitted display cabinets with LED lighting. Door to:
- **Enclosed Balcony:** Door to communal garden.
- **Kitchen:** Good range of modern floor and wall units. High level oven. Inset gas hob & cooker hood over. Space for fridge/freezer & washing machine.
- **Bedroom 1:** Built-in wardrobes. Shower cubicle & vanity wash basin.
- **Bedroom 2:** Built-in wardrobes.
- **Bathroom:** Panelled bath with mixer tap & shower attached. Electric seat if required. Vanity wash basin, bidet & WC. Fully tiled.
- PVCu Double-Glazing & Gas Central Heating
- Delightful Communal Gardens enjoying a sunny aspect.
- Security Entry System
- Lock-up GARAGE: Electric up & over door. Power socket.
- Service Charge: approx £560 per quarter including domestic water & building insurance.
- Lease: approx 961 years remaining
- Council Tax Band 'B' Energy Rating 'tbc'



This drawing has been prepared for diagrammatic purpose only. All measurements are approximate. Not to scale.



Modern Kitchen



Lounge/Dining Room



Close to amenities



Lock-up Garage



Bathroom



Sunny Communal Garden

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05048

