

Flat 4, Inglewood, 54 Bournemouth Road

£220,000

Poole



Flat 4

Inglewood, Poole

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two bedroom ground floor flat
- Private southerly-facing patio
- Spacious lounge/dining room
- Allocated parking space
- Approximately 968 years remaining on the lease
- Service charge approximately £100 PCM
- En-suite shower room to bedroom one
- Sought-after location within easy reach of Ashley Cross village, shops, cafés and restaurants.



Flat 4

Inglewood, Poole

A two bedroom ground floor flat conveniently situated close to the popular Ashley Cross village, offering a good range of shops, cafés, restaurants and local amenities. The property provides well-proportioned accommodation throughout and benefits from a private southerly-facing patio and allocated parking.

The accommodation comprises an entrance hallway with useful storage cupboard, leading through to a spacious lounge/dining room with ample space for both living and dining furniture. Sliding patio doors provide direct access to the private patio area, which enjoys a southerly aspect and a pleasant outlook towards the well-maintained communal gardens.

The separate kitchen is fitted with a range of units and work surfaces. There are two bedrooms, with bedroom one benefiting from fitted wardrobe storage and an en-suite shower room. Bedroom two is served by a separate family bathroom fitted with a bath, wash hand basin and WC.



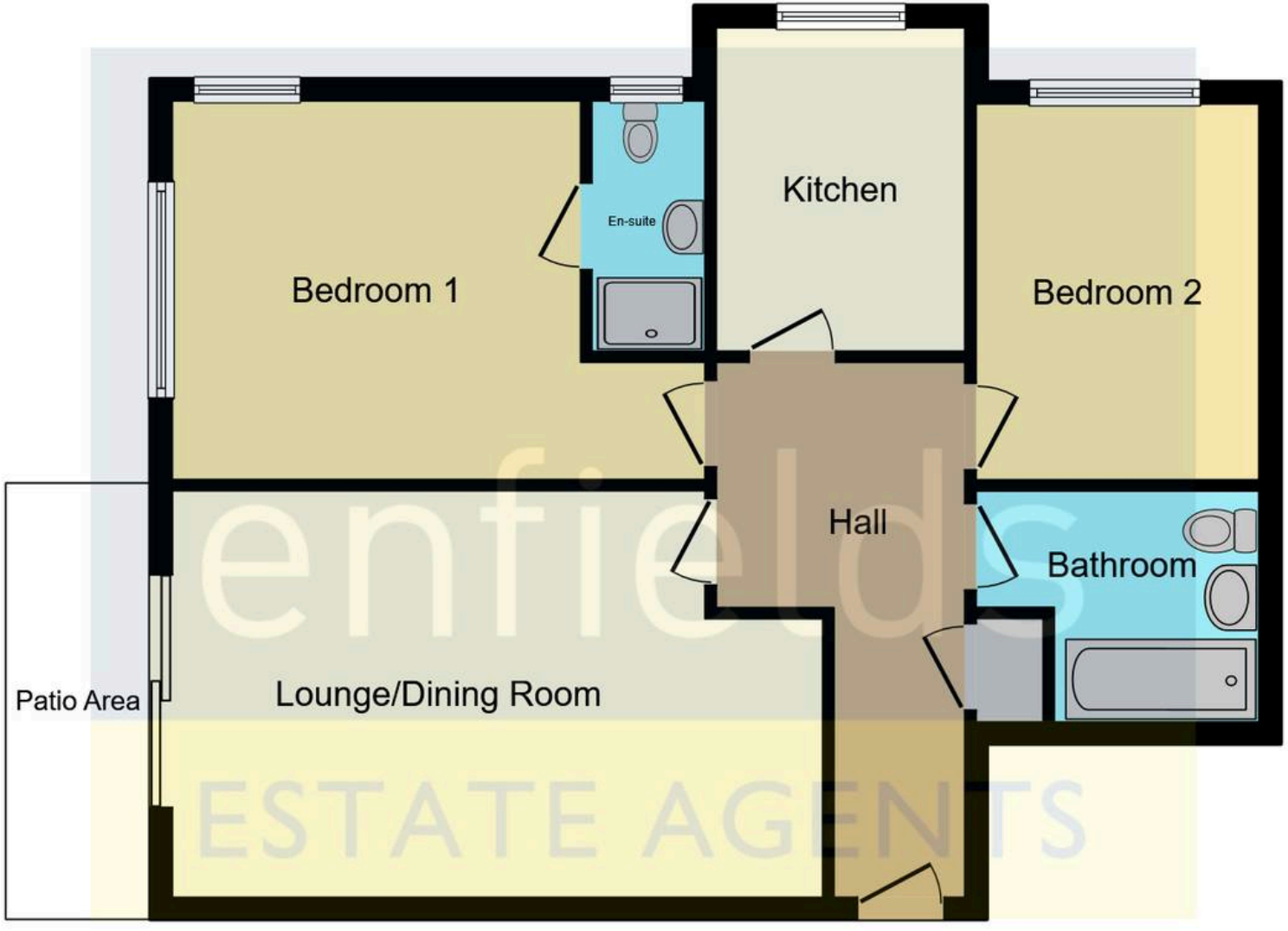




Outside, the property enjoys its own southerly-facing patio area, providing a pleasant space to sit and enjoy the sunshine. The property also benefits from an allocated parking space.

Further benefits include gas fired central heating, UPVC double glazing and an impressive approximately **968 years remaining on the lease**. Ideally located for access to Ashley Cross and its amenities, this property would make an ideal first-time purchase, investment or home for those looking for the convenience of ground floor living.

£100 pcm service charge



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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