

12 Clover Drive
Creekmoor
Poole BH17 7US

Offers in Excess of **£190,000** Share of Freehold



A WELL PRESENTED ONE BEDROOM FIRST FLOOR
APARTMENT, WITH ITS OWN ALLOCATED PARKING,
SITUATED IN A POPULAR RESIDENTIAL LOCATION.
IDEAL FIRST TIME BUY.

First Floor



Total area: approx. 37.3 sq. metres (401.5 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 Omission and 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.

*** COMMUNAL HALLWAY AND STAIRS**

*** LOUNGE 13'7 X 9'9" (4.17m x 3.01m)**

*** KITCHEN 10'8" X 5' (3.29m x 1.52m)**

*** BEDROOM 10'3" X 10'3" (3.13m x 3.13m)**

*** BATHROOM 7'3" X 6' (2.22m x 1.82m)**

*** ELECTRIC HEATING**

*** DOUBLE GLAZED WINDOWS**

*** ALLOCATED PARKING SPACE**

*** NO FORWARD CHAIN**





ABOUT THIS PROPERTY

Communal hallway and stairs lead to the first floor. Hard wood front door leads to the entrance hallway which has access to loft space and built in storage cupboard. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated washer/dryer, integrated oven, four ring burner electric hob with extractor fan above, part tiled walls and integrated fridge. The lounge/diner is to the front of the property with electric heater. The bedroom is to the rear of the property with electric heater and built in wardrobes. The bathroom comprises low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with mixer tap and shower attachment, part tiled walls, wall mounted mirrored medicine cabinet, wall mounted heated towel rail, obscured glazed window and extractor fan. The property benefits from a small area of lawn to the front of the property and allocated parking space.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the second roundabout turn left into Creekmoor Lane. Clover Drive is the second turning on the right hand side.

LEASE: The vendor advises the property is 'Share of Freehold' with 958 years remaining on the lease length.

SERVICE CHARGE: The vendor advises, as and when. The current Building Insurance is £164 per annum.

GROUND RENT: The vendor advises £100 per annum.

COUNCIL TAX: Band B BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2148