



**Adams Close
Poole
Dorset
BH15**

Offers in Excess of £208,000

bettermove

Adams Close Poole

Bettermove are proud to present this 2 bedroom apartment in Poole, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout, with allocated parking available.

The council tax band is C.

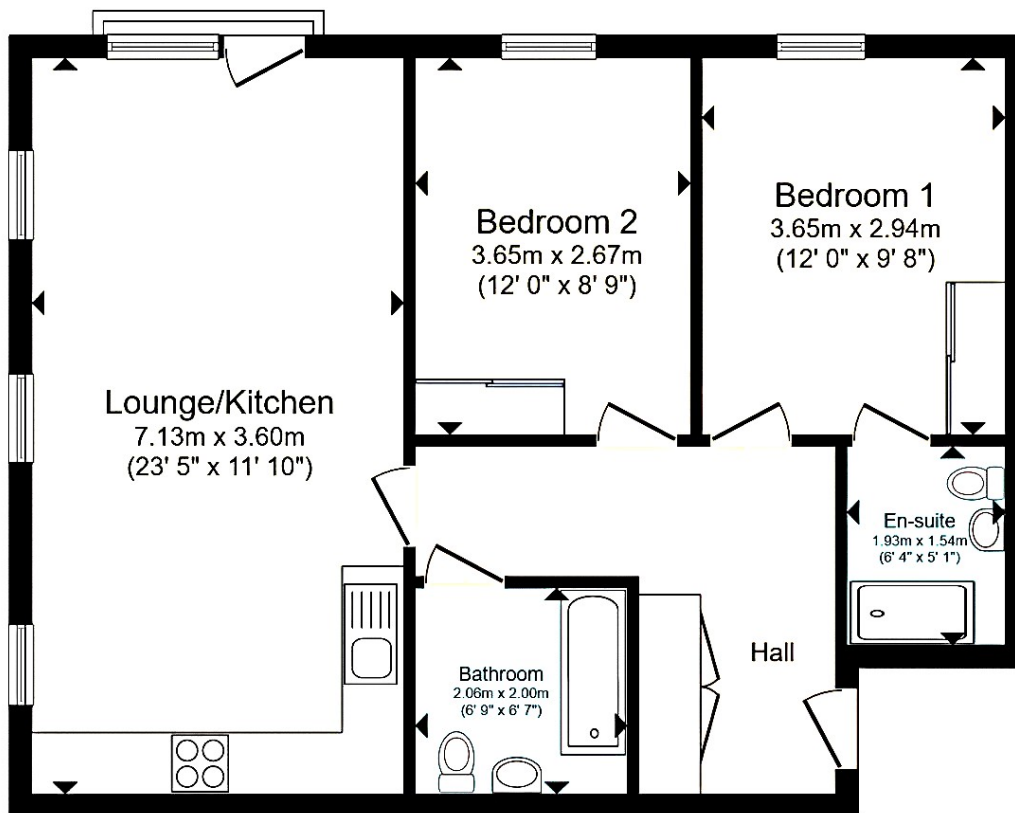
This is a leasehold property with 115 years remaining on the lease; the ground rent is £300.00 per annum and the service charge is £2,000.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious, open plan living and kitchen area, with a Juliet balcony giving views of the harbour, two double bedrooms, with an en-suite attached to the master bedroom, and a family bathroom. The building also comes with lift access to all floors.

Located in the popular coastal town of Poole, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found through Poole and Hamworthy Railway Stations, a variety of local bus routes, and quick access to the A35.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.





Total floor area 64.6 m² (696 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	85	85
England, Scotland & Wales		
EU Directive 2002/91/EC		



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