



**132b Ringwood Road  
Poole  
Dorset  
BH14 0RP**

**Offers in Excess of £232,000**

**bettermove**

# Ringwood Road Poole

Bettermove are proud to present this 3 bedroom first floor flat in Poole, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway. The council tax band is B.

This is a leasehold property with 152 years remaining on the lease; the ground rent is £10 per annum.

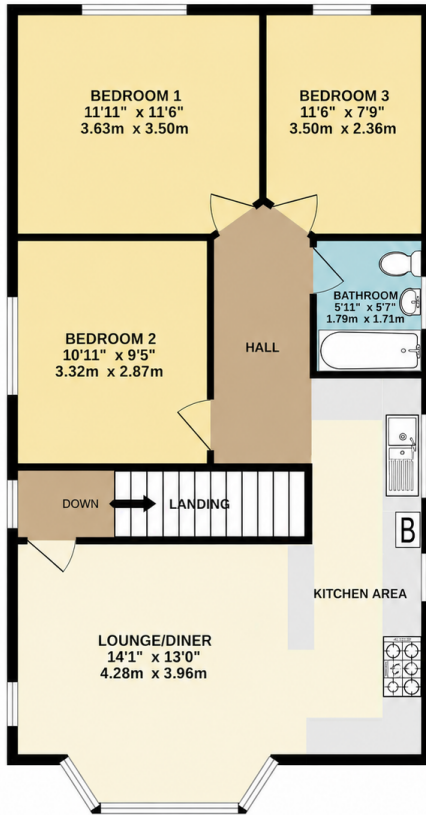
Located on the first floor and accessed via its own private entrance, the accommodation comprises an entrance hall leading to a bright and spacious open-plan lounge/diner with fitted kitchen area, three well-proportioned bedrooms (two doubles and a generous single) and a family bathroom. Externally, the property benefits from an extensive westerly-facing tiered garden, ample off-road parking and a detached garage, offering excellent outdoor space and practical storage.

Located in the popular coastal town of Poole, the property is close to a wide range of amenities, including shops, supermarkets, restaurants, cafés and pubs. Excellent transport connections can be found via the A35 and A350, providing convenient access to Bournemouth, Wimborne and the wider road network, while Poole railway station offers regular services to Bournemouth, Southampton and London Waterloo. The town's renowned harbour, beaches and marina are also within easy reach.

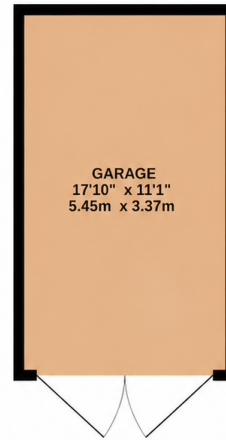
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



FIRST FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



GARAGE  
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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