

**Auction**

## 7 bed end of terrace house to buy in BH12

Princess Road, Poole, Dorset, BH12 1BG

**£575,000** Starting Bid

 x7  x5  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ INVESTMENT- DEVELOPMENT OPPORTUNITY
- ✓ THREE APARTMENTS COMPLETED & TWO UNFINISHED
- ✓ GAS CENTRAL HEATING TO ONE FLAT, ELECTRIC HEATING IN
- ✓ ONE FREEHOLD TITLE

## Key Information

- ✓ Council Tax: Band E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

The building is located in Branksome and being sold as a whole development. It consists of five apartments, with three being completed and the remaining two unfinished projects. The building has solar panels and benefits from 4/5 parking spaces. The apartments do not have approved building regulations hence it is being sold as one unit. Sold with NO FORWARD CHAIN.

EPC TO FOLLOW. VIEWINGS BY APPOINTMENT ONLY.

Flat 1 - One bedroom top floor flat – large open plan living space, bathroom with separate bath and shower, gas combi boiler (The only flat with gas)

Flat 2 - One bedroom first floor flat - lounge/kitchen, shower room, electric boiler

Flat 3 - One bedroom first floor flat - lounge and separate kitchen, bathroom and electric boiler

Flat 4 - One bedroom ground floor flat - unfinished

Flat 5 - Two bedroom ground floor apartment with enclosed garden

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £575,000

Property Type: End of terrace house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

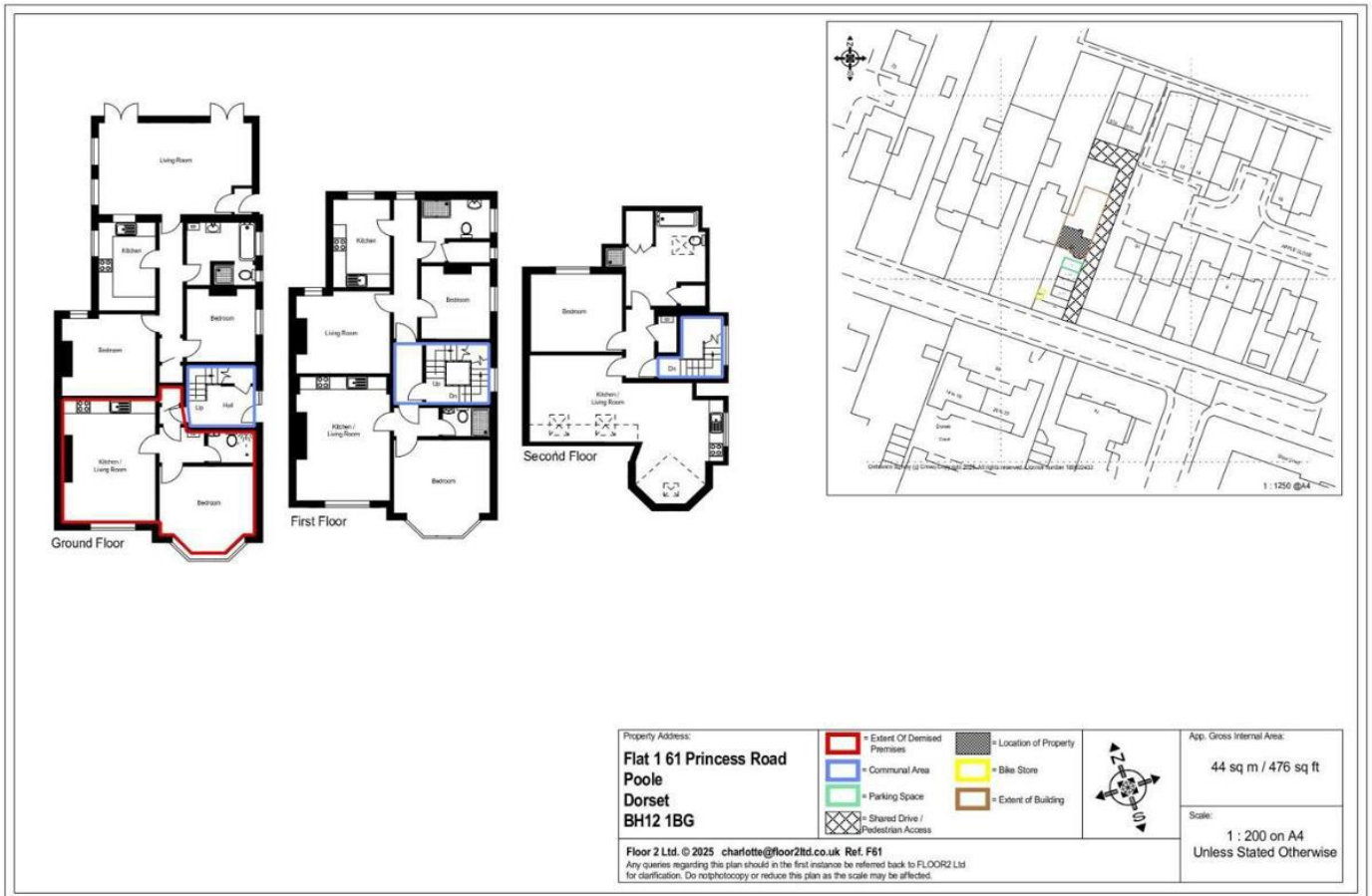
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Princess Road, Poole, Dorset, BH12 1BG

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,  
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

