



2 St. Osmunds Road, Lower Parkstone, Poole, Dorset, BH14 9JN

Asking price £205,000

SARUM COURT, LOWER PARKSTONE £205,000. GREAT FIRST TIME BUY OR INVESTMENT. Thacker and Revitt are pleased to market this first floor purpose built apartment. The property is offered with two good sized double bedrooms, with fitted wardrobes to one. There is a lounge/ dining room with a UPVC double glazed patio door leading to a south facing balcony with tiled flooring overlooking the rear of the block. Fitted kitchen with some appliances and a modern style bathroom with tiled walls and a three piece suite. Gas central heating and double glazing. There is parking in communal car park, along with visitor spaces. This is in a great location to get into Ashley Cross, Lower Parkstone, Penn Hill and access to Westbourne and Sandbanks. Council Band C. This would make an ideal first time buy or an investment property. OFFERED WITH NO FORWARD CHAIN AND A LONG LEASE.



FRONT DOOR AND ENTRANCE HALL

16'2" x 3'5" (4.95 x 1.06)

Communal entrance with stairs leading to the first floor. Wooden front door opening into the entrance hall. Entrance hall with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting, light switches. Radiator. Wall mounted entry phone. Built in cupboard by the front door with rail and electric meters inside. An additional cupboard at the end of the hall with shelving inside for storage. Doors to all rooms.

RECEPTION ROOM

15'7" x 11'6" (4.76 x 3.51)

Door leading into this good sized lounge room with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switches and plug sockets. TV socket. Patio doors leading to balcony and door to kitchen.

BALCONY

UPVC double glazed patio door with side fixed panel leading from the lounge onto this sunny south facing balcony. Metal railings and tiled flooring. Outlook over the communal gardens and car park.

KITCHEN

7'9" x 8'9" (2.38 x 2.69)

Door leading from the lounge into the kitchen. White ceiling, part emulsion painted and part tiled walls. Tiled flooring. Upvc double glazed window overlooking communal grounds. A range of fitted wall, base and drawer units with laminate worktops. Wall mounted Vaillant combi boiler. Space and plumbing for washing machine. Space for fridge freezer. Four ring gas hob, electric oven and extractor above. Plug sockets and fuse switches. Stainless steel one and half bowl sink with metal fittings. Ceiling lighting.

BEDROOM ONE (PRIMARY)

12'0" x 10'7" (3.66 x 3.23)

Door leading into this good sized double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Window overlooking communal gardens. Light switch and plug sockets. Radiator. Built in wardrobe with shelving and rails inside.

BEDROOM TWO

8'9" x 12'0" (2.67 x 3.68)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Window overlooking communal gardens. Radiator. Light switch and plug sockets.

BATHROOM

6'2" x 7'9" (1.89 x 2.37)

Door leading into the modern bathroom with white ceiling, part tiled and part emulsion painted walls. Tiled flooring. White bathroom suite consisting of bath with chrome effect fittings and glass shower screen, WC with seat, lid and cistern with flush, and sink with pedestal and chrome effect fittings. Extractor fan. Ceiling lighting. Light pull cord. Radiator.

PARKING

Communal parking on a 'first come first served' basis to the development.

TENURE

We have been advised that this is a Leasehold property

Term of Lease remaining:- Over 969 years remaining

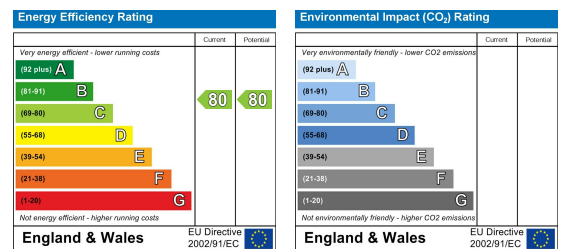
Management Charges:- £1049.88 Per Annum (to include buildings insurance) we have been advised.

Ground Rent:- No Ground Rent 0

We have also been advised that the block sinking fund is currently in credit of £21,479

THE PROPERTY IS OFFERED WITH NO FORWARD CHAIN





Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD