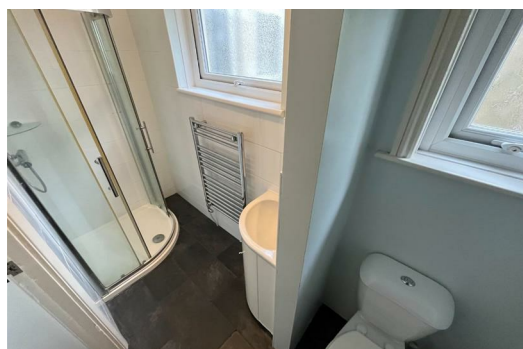
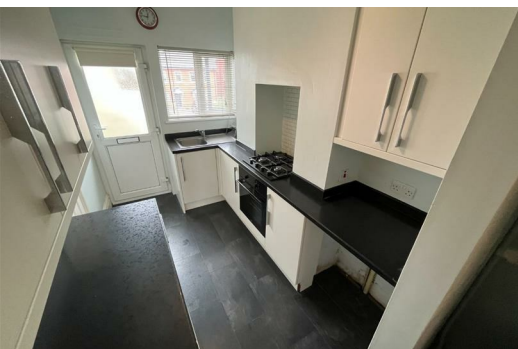




Ashley Road, Parkstone, Poole, Dorset, BH14 0AD

Asking price £159,995

LOOKING FOR A TWO BEDROOM CHARACTER FLAT IN PARKSTONE? This could be the one for you at only £159,995 with and EXTENDED NEW LEASE. This spacious property is located on the main Ashley Road, in great location for High Street shops and on a main bus route. It is offered with NO FORWARD CHAIN. Entering through the front door you come into the modern style galley kitchen with white fronted units to both sides of the room. There is an oven and gas hob, integrated dishwasher and space and plumbing for a washing machine. From the kitchen up to a dining area with laminate flooring, which is a great space for entertaining. There is a front facing lounge with high ceilings and a recess fireplace area with hearth. Two bedrooms, being a good sized double bedroom to rear aspect and a single bedroom to front aspect, which is ideal for a dressing room or study area. Just off the kitchen is a modern shower room with white suite.



ENTRANCE

Communal outside steps leading to the first floor level. Open area to the entrance of the property through UPVC double glazed door into the kitchen. Outside light sensor.

KITCHEN - DINING ROOM

14'4" x 5'10" (4.38 x 1.80)

Coming in from the front door into the modern galley style kitchen with white ceiling, part tiled and part emulsion painted walls. Fitted flooring. Ceiling lighting. UPVC double glazed window over looking rear aspect. A range of white fronted wall, base and drawer units with metal handles to both sides of the room with roll top laminate worktops. Stainless steel sink with mixer tap and drainer. A four ring gas hob and electric oven. Space for fridge freezer and space and plumbing for washing machine. Light switch, plug sockets and fuse switches. Steps leading up from the kitchen into a raised area ideal for dining room area with emulsion painted walls and laminate flooring. Radiator. Doors to all rooms. Ceiling lighting.

LOUNGE (FRONT FACING ASPECT)

15'3" x 12'4" (4.65 x 3.78)

Door leading into this spacious lounge overlooking front aspect with white ceiling, emulsion painted walls and fitted flooring. Ceiling lighting. High ceiling with lots of natural light coming into the room. Modern chimney recess with hearth. Light switch, Plug sockets and TV socket. Two white upvc double glazed windows overlooking the front of the property. Radiator.

BEDROOM ONE (MAIN DOUBLE)

13'10" x 12'8" (4.23 x 3.87)

Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion and painted walls and fitted flooring. Radiator. White upvc double glazed window. Light switch and plug sockets.

BEDROOM TWO (FRONT FACING)

11'8" x 6'0" (3.57 x 1.85)

Door leading into this single bedroom with front facing aspect. Ideal for a dressing room, bedroom or study room. White ceiling, emulsion painted walls and fitted flooring. UPVC double glazed window to the front aspect. Radiator. Light switch and plug sockets.

SHOWER ROOM

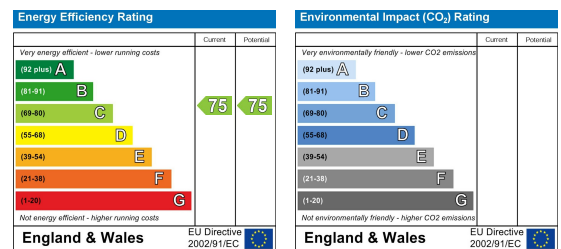
9'9" x 3'8" (2.99 x 1.13)

UPVC double glazed windows to the side aspect. Fitted corner shower cubicle with sliding doors and fixed panels with modern chrome mixer tap, tiled walls. Pedestal wash hand basin with chrome mixer tap and storage cupboard beneath. Low level w.c. with push button flush seat and lid. Slate effect laminate flooring. White tiled walls up to mid level and emulsion painted. White ceiling. Chrome effect radiator. Upvc double glazed window.

TENURE

The property is Leasehold with a NEW EXTENDED LEASE in place.
Management Charges: We have been advised are 'as and when required'.
Offered with NO FORWARD CHAIN.
Ground Rent: Peppercorn
IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.





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