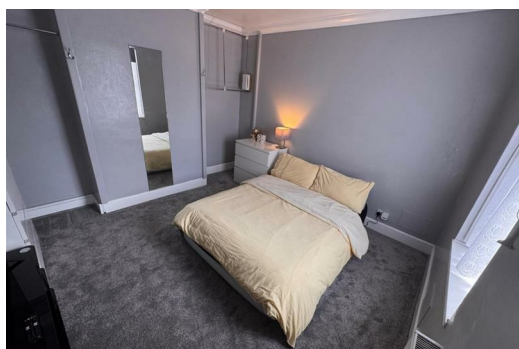




## Victoria Road, Parkstone, Poole, Dorset, BH12 3BA

**Asking price £179,000**

**NEW INSTRUCTION! GROUND FLOOR GARDEN APARTMENT IN PARKSTONE, £179,000 Asking Price.** Take a look at this spacious one double bedroom ground floor apartment with **SHARE OF FREEHOLD**, located just off Ashley Road, Parkstone, Poole. This property is offered with **NO FORWARD CHAIN** and has gas central heating via a combi boiler and double glazing throughout. There is a lounge with front facing aspect, double bedroom and a fitted kitchen with free standing cooker. Hall leading to a shower room and separate cloakroom. A feature of this apartment is its own private garden with patio area and artificial lawn leading to a raised decked area and summer house at the end of the garden. There is also a parking space in the driveway to the side of the building conveyed with the property. In addition there is a visitors parking space for the two properties located in the front driveway. There is a long lease with over 980 years and Peppercorn Ground Rent. Maintenance on an 'as an when' basis between the two apartments. **IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.**



# Thacker & Revitt

EXPERT PROPERTY SERVICE      YOU CAN TRUST

## FRONT DOOR AND ENTRANCE HALL

16'8" x 5'5" (5.09 x 1.66)

Communal entrance with double glazed door into a hall shared between the two apartments. Cupboard for the owners use in the communal hall area. Wooden front door with glass panels leading into the flat entrance hall. White ceiling, emulsion painted walls over paper, part panelled and fitted carpet. Ceiling lighting. Light switch. An understairs cupboard for storage.

## LOUNGE

13'0" x 11'10" (3.97 x 3.63)

Door leading from the entrance hall into this spacious lounge reception room with front facing aspect. White ceiling, papered walls painted grey and fitted grey carpet. Upvc double glazed bay style window. Radiator. Ceiling lighting. Light switch, plug sockets and TV socket.

## BEDROOM

11'10" x 11'11" (3.62 x 3.65)

Folding door leading into this good sized double bedroom with rear facing aspect. White ceiling, papered and emulsion painted grey walls and grey fitted carpet. Ceiling lighting with fan. Radiator. Upvc double glazed window overlooking driveway parking. Light switch, plug sockets. Two recess areas either side of the chimney with metal hanging rails for clothes.

## KITCHEN

9'10" x 9'11" (3.02 x 3.03)

Doorway from the entrance hall into the kitchen with a range of fitted wall, base and drawer units with laminate worktops. Upvc double glazed window overlooking side aspect. Fitted grey laminate effect flooring. Multi coloured tiles around worktops and emulsion painted walls. Free standing cooker with gas four burner top and main oven. Wall mounted Biasi combi boiler. Stainless steel extractor fan over cooker. Ceiling lighting. Light switch, plug sockets and fuse switch. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap. Room for a table and chairs or breakfast bar.

## INNER HALL

5'3" x 2'5" (1.62 x 0.75)

Leading from the kitchen with a step up to the inner hall with white ceiling, emulsion painted walls and continuation of the grey laminate effect flooring. Ceiling lighting. Radiator. Light switch. Upvc double glazed back door leading to rear patio and garden.

## SHOWER ROOM

7'7" x 4'3" (2.33 x 1.30)

Door leading into the shower room with white ceiling, part tiled and part emulsion painted walls and fitted flooring. Ceiling lighting. Radiator. White sink with chrome effect fittings and base vanity cupboard. Double width shower cubicle with fitted glass screen and sliding glass door, white shower tray, wall mounted shower and aqua boarded walls inside the shower cubicle. Extractor fan. Upvc double glazed window to rear aspect. Wall mounted mirror fronted bathroom cabinet.

## CLOAKROOM

5'1" x 2'5" (1.56 x 0.74)

Sliding door on runner leading into the cloakroom. White ceiling, emulsion painted walls and fitted grey laminate effect flooring. Ceiling lighting. Radiator. WC white with seat and lid and cistern flush. Upvc double glazed window.

## REAR GARDEN

A feature of this property is the private sunny aspect enclosed garden with patio area and artificial lawn. At the end of the garden is a wooden raised decked area and a summer house. Enclosed with panel fencing and side wooden gate leading to the driveway and designated parking space. Covered patio area by the back door of the apartment.

## PARKING

There is one parking space conveyed with the apartment located to the left hand side of the building by the garden gates.

To the front of the property is a visitors parking space for both apartments.

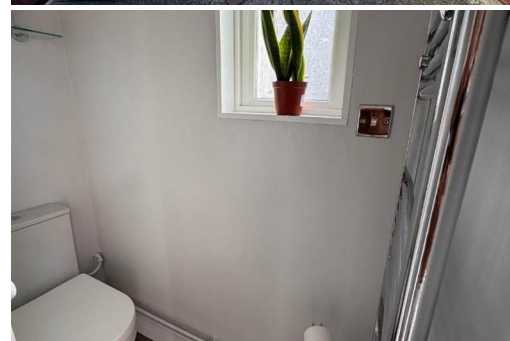
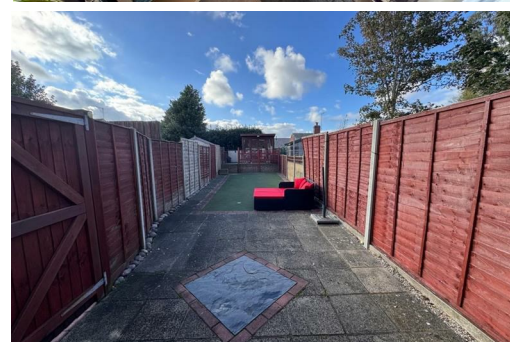
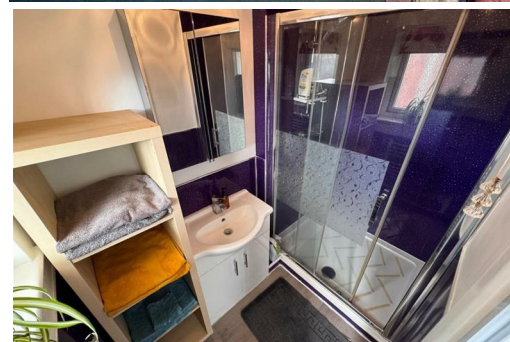
## TENURE

The property is SHARE OF FREEHOLD. We have been advised by the vendor with LEASEHOLD 999 years from 1980.

Management Charges: 'As an when' required basis between the two apartments.

Insurance: TBC

Ground Rent: Peppercorn Rent



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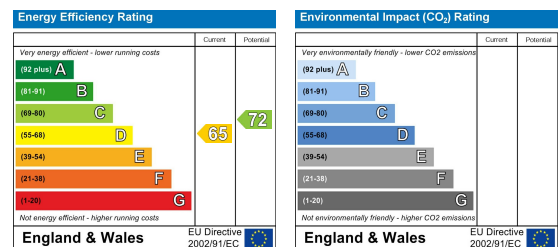
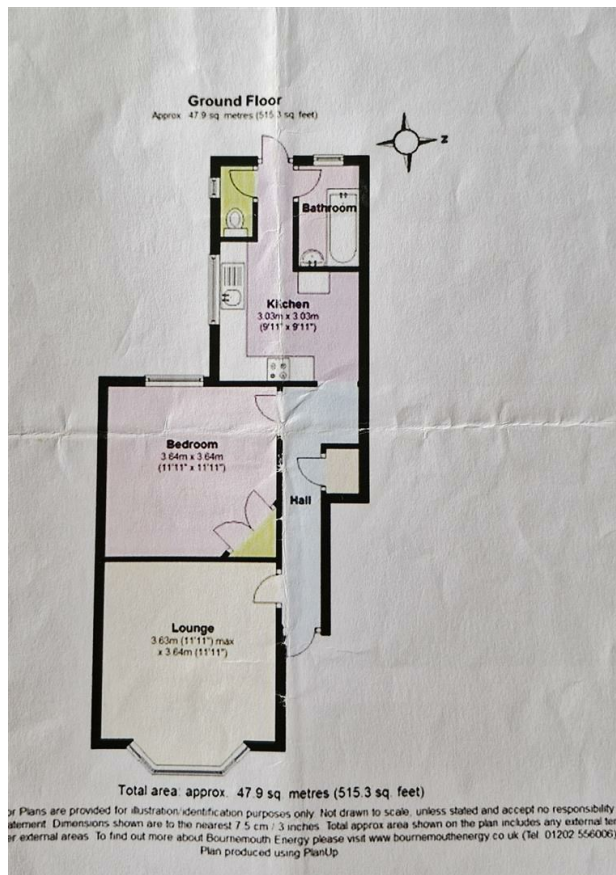
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## Consumer Protection from Unfair Trading Regulation

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