



Bournemouth Road, Poole, Dorset, BH14 0ER

Guide price £165,000

NEW INSTRUCTION! LOWER PARKSTONE, £165,000 GUIDE PRICE. Take a look at this spacious first floor apartment located in Bournemouth Road, Lower Parkstone, being offered with **NO FORWARD CHAIN**. Front door with stairs to landing, lounge with front facing aspect and two double bedrooms, with en suite shower to the main bedroom. Family bathroom and fitted kitchen with light wood coloured units. It has gas central heating via a combi boiler and is double glazed. Outside there is one parking space in the rear car park conveyed with the property. Neutral decor in white throughout the apartment. Great location and on a main bus route, with easy access to Bournemouth, Ashley Cross and Parkstone. Pictures taken prior to tenancy. Ideal **FIRST TIME BUY OR INVESTMENT**.



FRONT DOOR AND ENTRANCE HALL

Shared communal entrance leading to front door. Wooden front door leading into the entrance hall area of the apartment. White ceiling and walls and fitted carpet. Ceiling lighting. Light switch. Stairs to first floor landing area. Panelled radiator.

STAIRS AND LANDING

23'11" x 5'8" landing area (7.31 x 1.73 landing area)

Stairs to first floor and landing area with white ceiling and walls and continuation of the fitted beige carpet. Ceiling lighting. Light switches. Doors to all first floor rooms. Built in cupboard with shelving inside.

LOUNGE

17'10" x 14'0" (5.45 x 4.27)

Door from the landing leading into the spacious lounge with front facing aspect. White ceiling, white walls and continuation of the fitted carpet. Two radiators. Three UPVC double glazed windows. Light switch and plug sockets. TV socket.

KITCHEN

11'8" x 6'11" (3.57 x 2.13)

Door leading into this good sized kitchen with white ceiling, white and part tiled walls and fitted lino flooring. A range of fitted light wood coloured wall, base and drawer units with laminate worktops. Ceiling sky light. Radiator. Sink with drainer and mixer tap. Light switch, plug sockets and fuse switches. Stainless steel electric oven with controls and pull down door. Stainless steel four ring gas hob with controls. Extractor fan. Wall mounted Worcester combi boiler. Ceiling recess lighting. Breakfast bar to the left hand wall. Space and plumbing for washing machine.

BEDROOM ONE (MIDDLE)

11'8" x 9'10" (3.57 x 3.02)

Door leading into this double bedroom with rear facing aspect. White ceiling, white walls and continuation of the fitted carpet. Ceiling recess lighting. Light switch and plug sockets. Upvc double glazed window. Radiator. Ceiling lighting. Door leading into en suite shower room.

EN SUITE SHOWER ROOM TO BEDROOM

7'6" x 2'6" (2.31 x 0.78)

Door leading into this en suite shower room. White ceiling, part emulsion painted walls and part tiled with lino flooring. Ceiling lighting. White wc with seat and lid and cistern. White sink with metal taps. Shower cubicle with white shower tray, tiled walls and folding glass and metal framed doors. Wall mounted shower. Ceiling extractor fan. Radiator.

BATHROOM

7'8" x 5'2" (2.35 x 1.59)

Door leading into the bathroom with white ceiling, part emulsion painted walls and part tiled. Lino flooring. Ceiling lighting. Upvc double glazed window. Radiator. White bath with metal fittings, side and back bath panel. White wc with seat and lid and cistern. White sink with metal fittings.

BEDROOM TWO (REAR FACING DOUBLE)

10'9" x 8'6" (3.30 x 2.61)

Door leading into this double bedroom with rear facing aspect. White ceiling, white walls and fitted carpet. Light switch and plug sockets. Double glazed window overlooking rear aspect. Ceiling lighting. Radiator.

PARKING

There is one allocated parking space conveyed with the apartment, located in car park to the rear of the building.

TENURE

We have been advised that this is a leasehold property with 125 years lease from 2001, years remaining: 100

Management Charges: We have been advised that the service charge is £1082.60 per annum

Ground Rent: We have been advised it is £150.00 per annum

The property is being sold with NO FORWARD CHAIN.

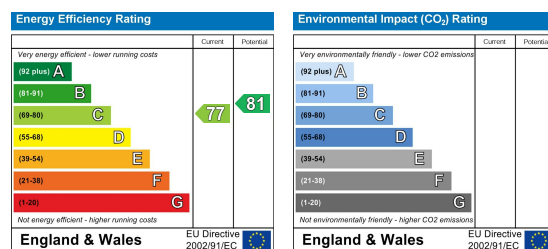




TOTAL: 963 sq. ft, 89 m²

BELOW GRADE: 48 sq. ft, 4 m², FLOOR 2: 915 sq. ft, 85 m²
EXCLUDED AREAS: WALLS: 93 sq. ft, 9 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



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



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