

**Flat 7 High Point,
76 Bournemouth Road,
Lower Parkstone, Poole, BH14 0EY**

**Guide Price:
£270,000
Leasehold**



Set within an attractive low-rise development close to Penn Hill and Ashley Cross lies this superb purpose built first floor apartment with excellent public transport links also close to hand. The spacious and well configured accommodation comprises an entrance hallway, cloakroom, open plan lounge/dining and kitchen with integrated appliances, two double bedrooms both with en-suites, fitted wardrobes and the master also has a balcony. There is UPVC double glazing, gas fired central heating, stairs and lift to all floors, allocated secure underground parking space with electric door and a lockable cupboard, visitors parking and there are well maintained communal grounds.

COMMUNAL DOOR With wall mounted security entry phone system leads through to:

COMMUNAL HALLWAY Stairs and lift provide access to all floors (first floor), this then leads up to:

PERSONAL ENTRANCE DOOR With spyhole and into:

ENTRANCE HALLWAY Large irregular shaped entrance hallway with coved and smooth set ceiling, downlighters, smoke detectors, wall mounted security entry phone, two radiators, Drayton thermostat control dial, cupboard housing the electric consumer unit, airing cupboard with coved and smooth set ceiling housing the hot water cylinder with slatted shelving above for linen storage, to the side there is a large storage cupboard with coved smooth set ceiling and light point, doors then lead off to:

CLOAKROOM 6' 5" x 5' (1.96m x 1.52m) Comprising of low flush push button WC, pedestal wash hand basin with mixer tap, radiator, smooth set and coved ceiling, downlighters, extractor fan, tiled floor.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 21' 1" x 18' 3" max. measurements taken (6.43m x 5.56m)

LOUNGE/DINING ROOM 21' 1" x 12' 9" (6.43m x 3.89m) Coved and smooth set ceiling, downlighters, two UPVC double glazed windows to the rear aspect overlooking the communal grounds, radiators below, chrome light and power points to include TV, satellite and two telephone points, space for table and chairs, three wall lights.

KITCHEN 10' 7" x 10' (3.23m x 3.05m) Comprising a range of 'cherry wood' effect fronted soft closing wall and base units with under pelmet lighting and matching drawers all with stainless steel type handles, square edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, integrated four ring gas hob with Neff stainless steel chimney style extractor hood above and steel splashback, fan assisted oven and grill below, integrated appliances to include washing machine, dishwasher and fridge/freezer, concealed gas combination boiler, UPVC double glazed opaque window to the side aspect, continuation of coved smooth set ceiling with downlighters, anti-slip flooring, chrome light and power points.

BEDROOM 1 13' 2" x 10' (4.01m x 3.05m) Coved and smooth set ceiling, light point, along one wall are fitted wardrobes with double opening doors, shelving and hanging space and additional shelving fitted to the side, radiator, telephone and TV points, door leads into the en-suite bathroom and a double glazed door leads out onto the balcony with two matching side windows.

BALCONY 14' 5" x 4' 2" (4.39m x 1.27m) Chrome and glazed balustrade, decked wooden floor, space for table and chairs, external light.

EN-SUITE BATHROOM 7' 8" x 5' 8" (2.34m x 1.73m) Comprising of a three piece suite to include tile enclosed bath with mains operated shower and rainfall shower head, glass shower screen to the side with chrome trim and mixer tap, low flush WC, pedestal wash hand basin with mixer tap, glass fronted storage cabinet above, tiled walls, chrome effect ladder style towel rail, UPVC double glazed opaque window, smooth set ceiling, downlighters, extractor fan, tiled floor.



BEDROOM 2 11' 6" x 10' 7" (3.51m x 3.23m) Coved and smooth set ceiling, light point, UPVC double glazed opaque window to the side aspect with radiator below, fitted wardrobes with shelving and hanging space, TV and telephone points, door leads through to:

EN-SUITE SHOWER ROOM 5' 7" x 5' 1" (1.7m x 1.55m) Comprising of a three piece suite to include corner shower cubicle with curved glazed sliding doors, mains operated shower, low flush push button WC, pedestal wash hand basin with mixer tap, mirror light above, tiled walls, chrome effect ladder style towel rail, smooth set and coved ceiling, downlighters, extractor fan, tiled floor.

OUTSIDE & PARKING We have been informed that there is an allocated underground parking space conveyed with the property, along with a storage cupboard. There is visitors surface parking and the development is set within well maintained communal grounds.

LEASE INFORMATION We are informed that there is 107 years remaining on the Lease. We understand that sub-letting is permitted, however, pets are not.

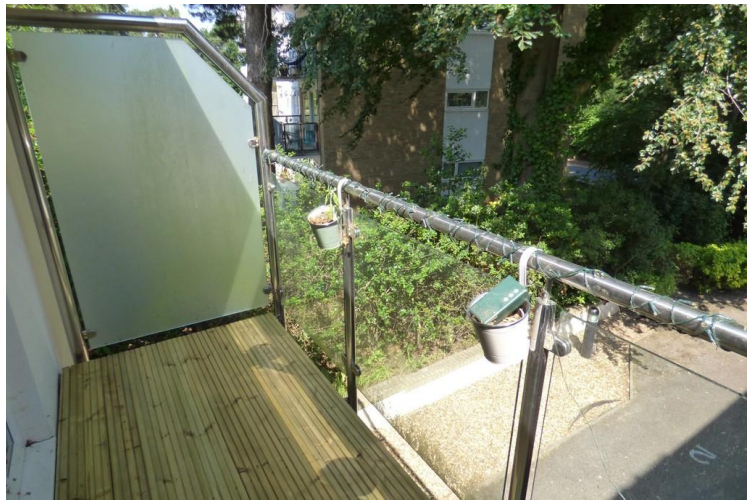
GROUND RENT We are informed this is approximately £275 per year (£137.50 paid twice a year).

MAINTENANCE We are informed that this is approximately £120 per month for the current year.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. 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 the 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 to view before embarking on any journey to see a property.

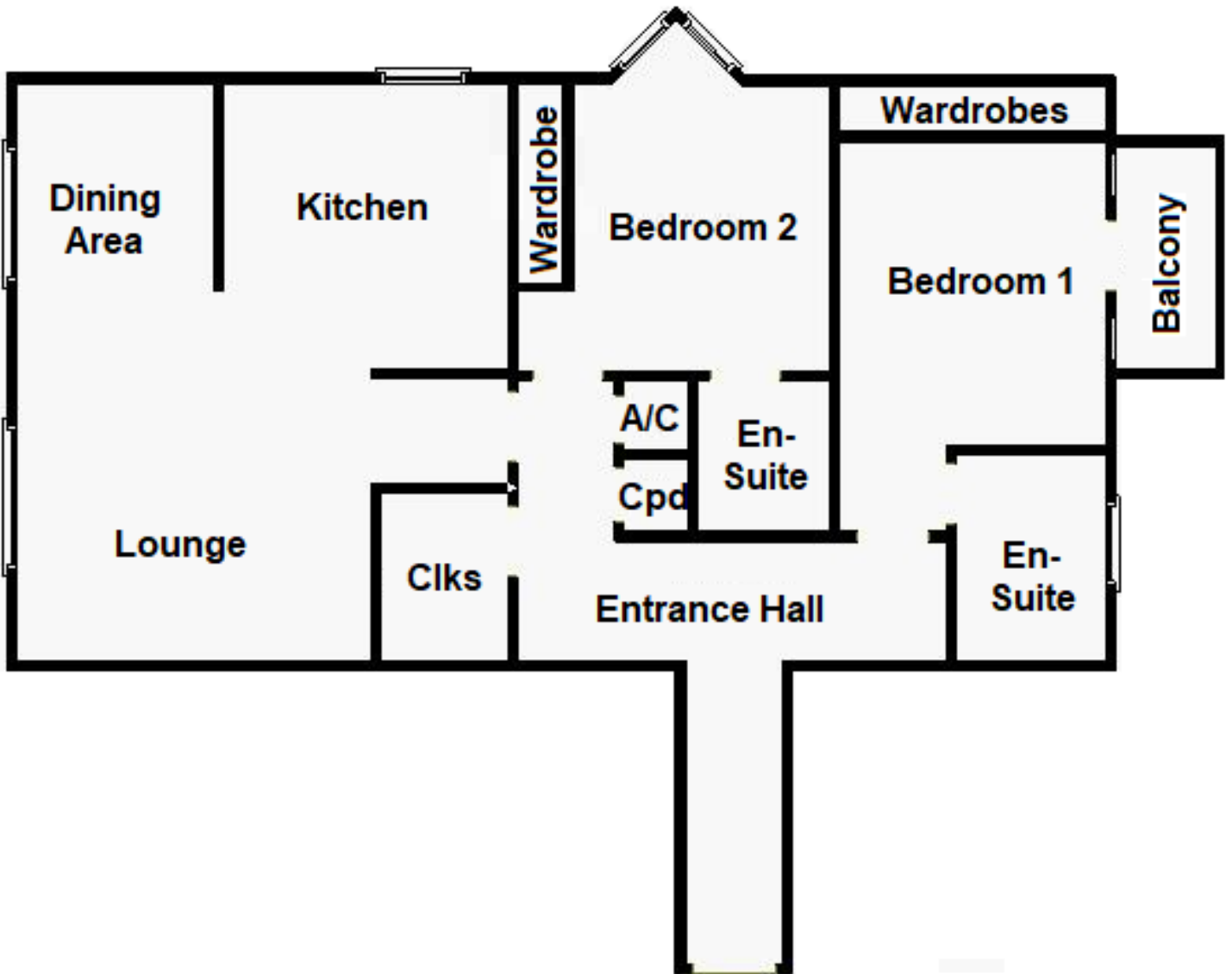
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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