



Lilliput Court, Kimberley Road, Lower Parkstone BH14 8SQ

Nicely positioned within the heart of Lower Parkstone lies this two double bedroom purpose built top floor apartment with lift and stairs to all floors. There is light and airy generous size accommodation on offer to include a 22ft approx. lounge/dining room with a large picture window providing roof top views over Conifer Park.

EPC: TBC **Council Tax Band:** C **Price:** £250,000 Share of Freehold







Key Features

- PURPOSE BUILT TOP FLOOR APARTMENT WITH STAIRS & LIFT
- GOOD SIZE ENTRANCE HALLWAY
- 22ft APPROX LOUNGE/DINING ROOM WITH LARGE DOUBLE GLAZED PICTURE WINDOW
- KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM & SEPARATE CLOAKROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- LOCKER STORAGE CUPBOARD
- GARAGE
- NO FORWARD CHAIN

The Property

Upon entering there is a good size welcoming entrance hallway leading to a 22ft approx. lounge/dining room at the far end with a large double glazed picture window providing a view over the communal grounds and Conifer Park.

The kitchen has ample storage units with a window overlooking the communal grounds at the front of the development. There are two generous size double bedrooms and a bathroom/separate cloakroom complete the accommodation.

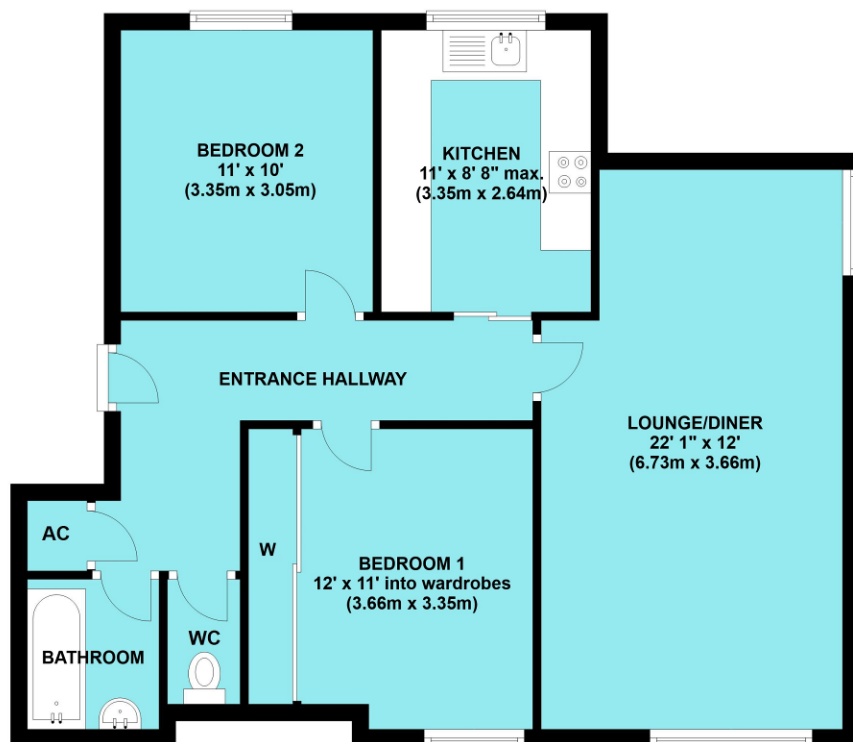
The lift can take you to a lockable storage cupboard and a door from here at the rear of the building will take you to the outside and the garage conveyed with the apartment.

Outside there is a long driveway providing access in to the development which is set within very well maintained communal grounds.

Lease – Share of Freehold with 150 years remaining on the Lease. Maintenance - We have been informed this is £862 paid every six months.

Ground Floor


Approx. 69.4 sq. metres (747.5 sq. feet)



Total area: approx. 69.4 sq. metres (747.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	44	75
England & Wales		
EU Directive 2002/91/EC		
		
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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