



## Casa, 145-151 Bournemouth Road, Lower Parkstone BH14 9BQ

A wonderful two-bedroom modern contemporary 2nd floor purpose-built apartment with stairs and lift to all floors, set within an attractive low-rise development. Conveniently situated close to local amenities, excellent bus services and a short drive away from Ashley Cross.

**EPC: 83 Council Tax Band: C Price: £210,000 Leasehold**

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## Key Features

- MODERN PURPOSE-BUILT 2ND FLOOR APARTMENT WITHIN ATTRACTIVE LOW-RISE CHARACTER BUILDING
- STAIRS & LIFT TO ALL FLOORS
- GOOD SIZE L-SHAPED ENTRANCE HALLWAY
- CONTEMPORARY OPEN PLAN LIVING SPACE
- TWO BEDROOMS
- GENEROUS SIZE FAMILY BATHROOM
- REMAINDER OF BUILDING WARRANTY
- SHORT DISTANCE TO ASHLEY CROSS & LOCAL AMENITIES/EXCELLENT BUS SERVICES CLOSE BY
- RESIDENTS' PERMIT PARKING & BIKE STORE
- LEASE - 117 YEARS REMAIN, MAINT - £1335 PA, GROUND RENT - £195PA, SUB-LETTING PERMITTED

## The Property

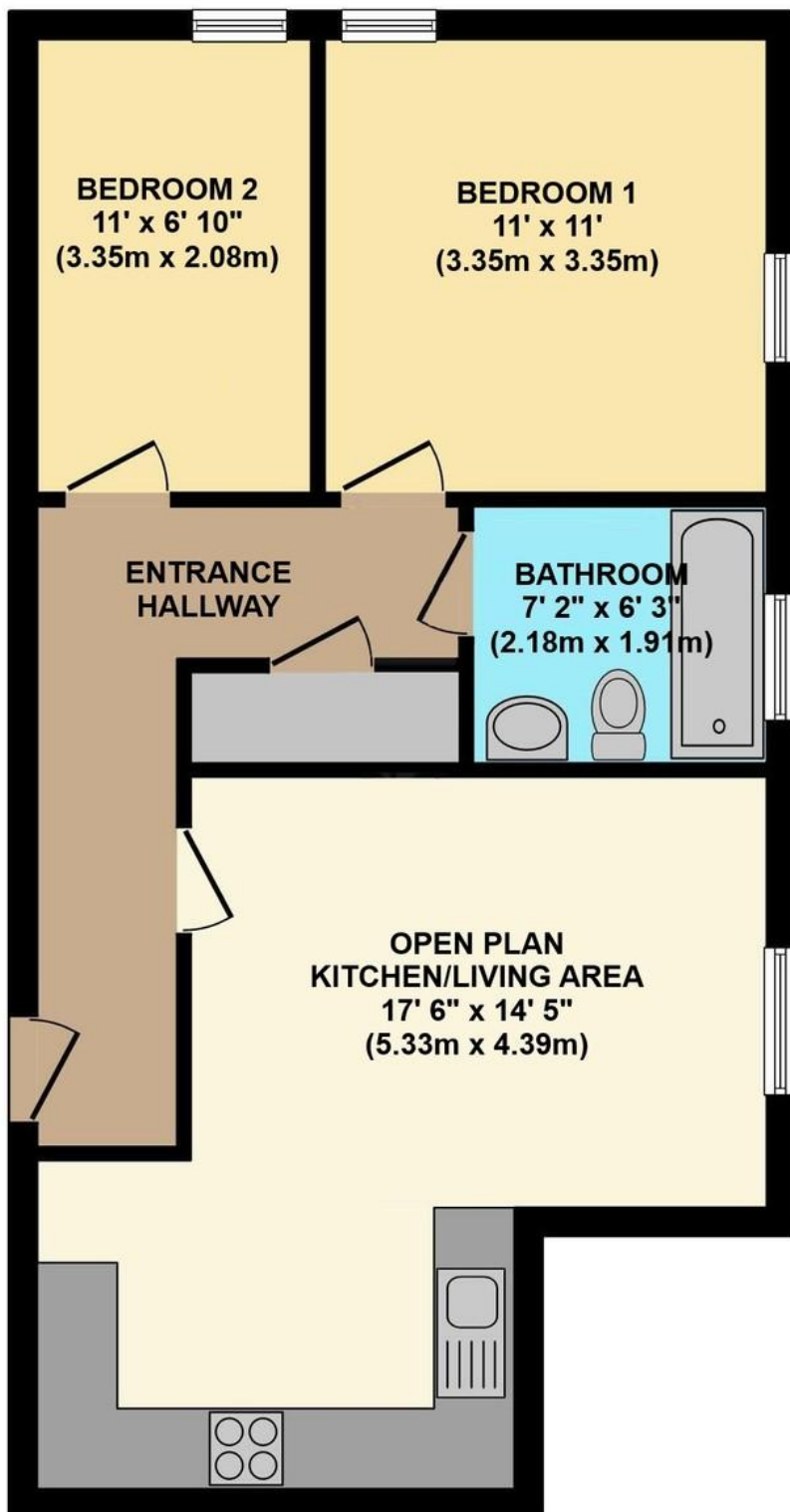
The communal hallway leads to stairs and a lift to all floors, which in turn leads up to the personal front entrance door and then into the entrance hallway. A generous size L-shaped welcoming entrance hallway with storage and doors leading off to all principal rooms. The cosy and modern contemporary open plan living space is a particular feature with a restful lounge area leading into the kitchen. The kitchen is a good size with ample contrasting storage units with integrated appliances and space for the washing machine and fridge freezer. There are two light, bright and airy bedrooms with ample space for fitted or freestanding furniture and a modern white

bathroom suite completes the accommodation.

Outside there is the benefit of a bike store and the development is set within well maintained communal grounds. We have been informed that there is residents' permit parking on a first come first served basis.

Close by there are local shops and excellent bus services on the doorstep directly outside the building. Branksome train station operating to London is just over half a mile away and Ashley Cross with its popular bars, bistros restaurants and station to London are a short drive away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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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