

**Apartment 8, 2 Kings Avenue,
Lower Parkstone, Poole, BH14 9QF**

**Offers In Excess
of £299,950
Leasehold**



A fabulous, spacious modern top floor purpose built apartment situated within a superb location within the heart of Penn Hill. The excellent size living accommodation comprises of an 'L' shaped entrance hallway, approximately 27' lounge/dining room with feature floor to ceiling vaulted window and doors lead out to a balcony, modern fitted kitchen with integrated Neff appliances, two double bedrooms with fitted wardrobes and there is a large en-suite to the master plus there is a stylish family bathroom. There is UPVC double glazing, gas fired central heating, allocated parking behind electronically operated security gate and there is a communal bike store.

LOCATION NOTE The apartment is situated within an extremely popular and convenient location in the heart of Penn Hill with excellent public transport and amenities on hand. Ashley Cross is a short drive away with its fashionable bars, bistros, restaurants and mainline London railway station. Bournemouth and Sandbanks beaches are approximately a fifteen minute drive away respectively.

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

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

PERSONAL ENTRANCE DOOR With spyhole and into:

ENTRANCE HALLWAY 'L' shaped with coved and smooth set ceiling, downlighters, fire alarm, loft access hatch, radiator, Drayton thermostat control dial, wall mounted security entry phone system, brushed steel light and power points, airing cupboard housing the hot water cylinder, slatted shelving above for linen storage and to the side there is a storage cupboard housing the electric consumer unit and Drayton wall mounted central heating and hot water control panel, doors then lead off to:

LOUNGE/DINING ROOM 27' 3" x 18' max. measurements taken (8.31m x 5.49m) Part coved and smooth set ceiling, downlighters, feature vaulted floor to ceiling window with double glazed doors and side panels leading out onto the balcony, three radiators, UPVC double glazed window to side aspect, brushed steel light and power points, TV and telephone points. From the lounge/dining room there is access on to the balcony and in to the kitchen.

BALCONY With chrome and glass balustrade, decked floor, space for table and chairs.

KITCHEN 9' x 8' 3" (2.74m x 2.51m) Comprising a range of wall mounted and base units with under pelmet lighting, soft closing drawers, stainless steel types handles, square edge worksurfaces incorporating one and a half bowl sink with mixer tap, integrated four ring electric hob, stainless steel circular extractor canopy above, to the side there is an integrated Neff fan assisted oven, grill, hob and dishwasher, additional integrated appliances include washing machine and fridge/freezer, brushed steel light and power points, TV point, Velux double glazed window, part coved smooth set ceiling, downlighters, tiled floor.

BEDROOM 1 13' 6" x 10' (4.11m x 3.05m) Part coved and smooth set ceiling, light point, two Velux double glazed windows, radiator, along one wall is fitted bedroom furniture with wardrobes providing shelving and hanging space, to the side there is a chest of drawers and either side of the bed head area are further fitted drawers, TV and telephone points, door leads through to:

EN-SUITE SHOWER ROOM 12' x 8' 3" max. measurements taken (3.66m x 2.51m) A large en-suite comprising of an oversize built in shower cubicle with mains operated shower, glass sliding door with chrome trim, pedestal wash hand basin with mixer tap, wall mounted mirror light above and to the side a shaver point, low flush button WC, ladder style towel rail, tiled walls, storage cupboard, tiled floor, Velux double glazed opaque window, smooth set ceiling, downlighters, extractor fan, cupboard housing the boiler.



BEDROOM 2 13' 7" x 12' 9" (4.14m x 3.89m) Part covered smooth set ceiling, UPVC double glazed window, radiator below, along one wall are fitted wardrobes providing shelving and hanging space and to the side are drawers, TV and telephone points, ample space for further free standing bedroom furniture.

BATHROOM 7' 4" x 6' (2.24m x 1.83m) Comprising a white three piece suite to include tile enclosed bath, mains operated shower, pedestal wash hand basin with mixer tap, mirror light above and shaver point to the side, low flush push button WC, ladder style towel rail, tiled walls and floor, smooth set ceiling, downlighters, extractor fan.

OUTSIDE The development is set within very well maintained communal grounds, there is an allocated parking space conveyed with the property behind electronically operated security gate and there is also communal bike storage.

LEASE INFORMATION The property is held on a 125 year Lease from 2007. Sub-letting is permitted at this property.

MAINTENANCE £1811 per annum.

GROUND RENT £250 per annum.

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

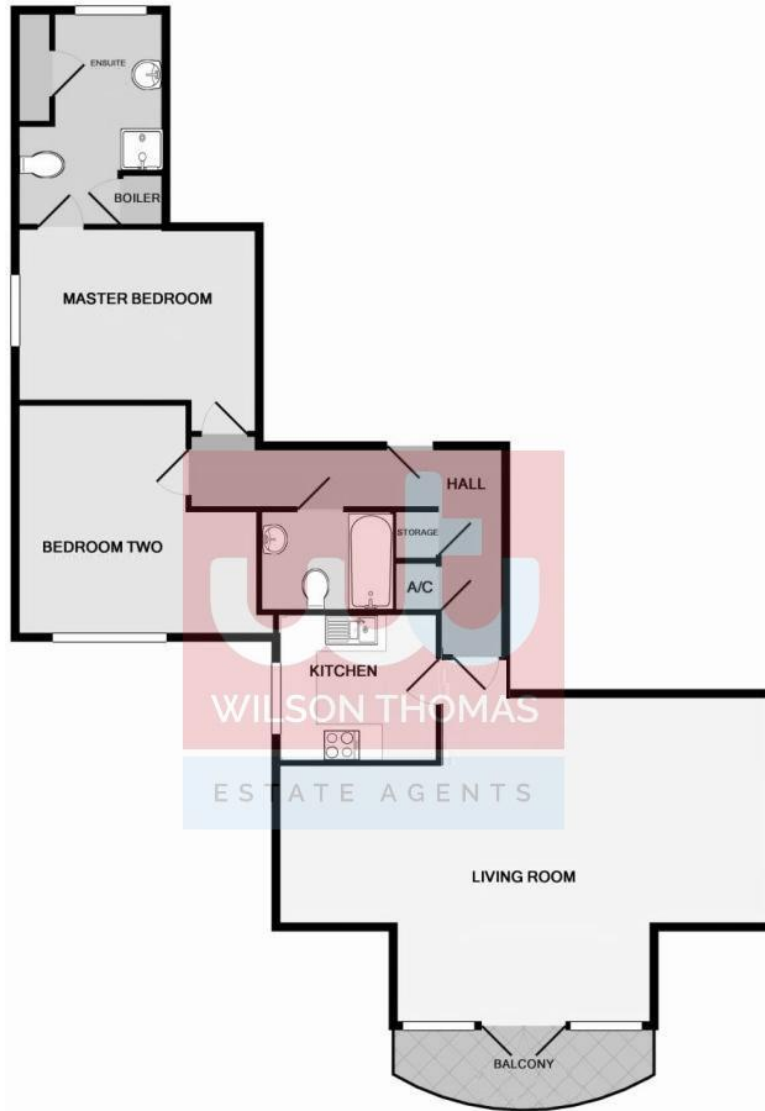
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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.

Ref: 13906



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		82	83
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		84	85
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1005 SQ.FT. (93.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.
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Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk