

**Navarac Court,  
21 Belle Vue Road, Lower Parkstone,  
Poole, BH14 8TW**

**Share of  
Freehold**



**\* NO FORWARD CHAIN \* Nicely positioned within the heart of Lower Parkstone between Penn Hill and Ashley Cross lies this purpose built ground floor apartment which enjoys a sunny southerly aspect. The well-proportioned living accommodation comprises of a welcoming entrance hallway, lounge/dining room with patio doors leading out to the covered private patio providing a pleasant outlook over the communal gardens, kitchen/breakfast room, two very good size double bedrooms and modern fitted bathroom with separate shower. There is UPVC double glazing, a share of the Freehold, electric heating and the development is set within well maintained communal grounds with the property benefiting from a garage and a communal storage room located under the other building.**



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

**COMMUNAL HALLWAY** This then leads up to a door and into a communal lobby which in turn then leads up to the personal front entrance door with spyhole and into:

**ENTRANCE HALLWAY** Smooth set ceiling, light point, smoke detector, wall mounted security phone, electric heater, cupboard housing the hot water cylinder with louvre door and locker storage above, wood effect laminate flooring, telephone point, cupboard housing the electric consumer unit, white panelled doors then lead off to:

**LOUNGE/DINING ROOM** 16' x 12' (4.88m x 3.66m) Which enjoys a sunny, southerly aspect, coved and smooth set ceiling, light point, focal point modern contemporary pebble effect electric fire with marble hearth, inlay and wooden mantel surround, TV point, electric heater, space for table and chairs, wood effect laminate flooring, UPVC double glazed sliding patio doors give access out onto:

**COVERED PRIVATE PATIO** 11' 7" x 4' 6" (3.53m x 1.37m) Glass and stainless steel balustrade, tiled floor, space for table and chairs, pleasant outlook over the communal grounds.

**KITCHEN/BREAKFAST ROOM** 11' 4" x 9' (3.45m x 2.74m) Comprising of a range of contrasting white wall units with grey fronted base units, matching drawers with stainless steel type handles, square edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, four ring electric hob with fan assisted oven and grill below, stainless steel chimney style extractor hood above, brick effect part tiled walls, space for free standing appliances to include washing machine and upright fridge/freezer, electric heater, space for table and chairs, smooth set ceiling, light point, UPVC double glazed window overlooking the communal grounds, wood effect vinyl flooring.

**BEDROOM 1** 13' 6" x 11' (4.11m x 3.35m) Smooth set ceiling, light point, UPVC double glazed window overlooking the communal grounds, radiator below, along one wall are fitted wardrobes with shelving and hanging space, locker storage above, ample space for additional fitted or free standing bedroom furniture, wood effect laminate flooring.

**BEDROOM 2** 11' 4" x 10' 1" (3.45m x 3.07m) Smooth set ceiling, light point, UPVC double glazed window, electric heater, wood effect laminate flooring, ample space for fitted or free standing bedroom furniture.





**BATHROOM** 8' 2" x 5' 3" (2.49m x 1.6m) Comprising of a four piece suite to include panel enclosed bath with mixer tap, shower attachment, built in shower cubicle with Mira Sport electric shower, glass bi-folding door with chrome trim, pedestal wash hand basin with mixer tap, low flush push button WC, tiled walls, wall mounted glass fronted storage cabinet, extractor fan, chrome effect ladder style towel rail, electric heater, two UPVC double glazed opaque windows, smooth set ceiling, two light points and tiled floor.

**OUTSIDE** The development is set within very well maintained communal grounds. We are advised that there is a GARAGE with an up and over door and power conveyed with the property in a nearby block. There is a communal store room for residents located under the other building.

**TENURE** Share of Freehold. The property is held on a Lease with approximately 142 years remaining. We have been informed that sub-letting is permitted, but pets are not allowed.

**GROUND RENT** £60 a year.

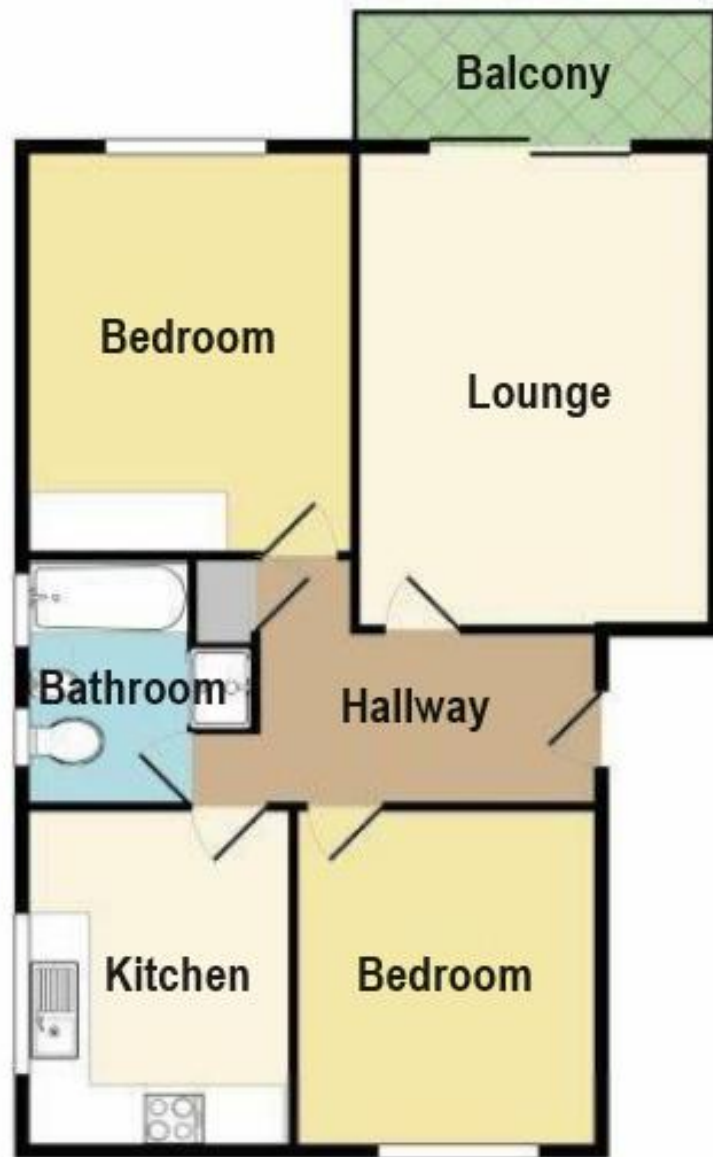
**MAINTENANCE** £1275 paid twice a year.

**COUNCIL TAX BAND 'C'** 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: 15381**



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>		75
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E [poole@wilsonthomas.co.uk](mailto:poole@wilsonthomas.co.uk)  
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E [lowerparkstone@wilsonthomas.co.uk](mailto:lowerparkstone@wilsonthomas.co.uk)  
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E [broadstone@wilsonthomas.co.uk](mailto:broadstone@wilsonthomas.co.uk)  
[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)