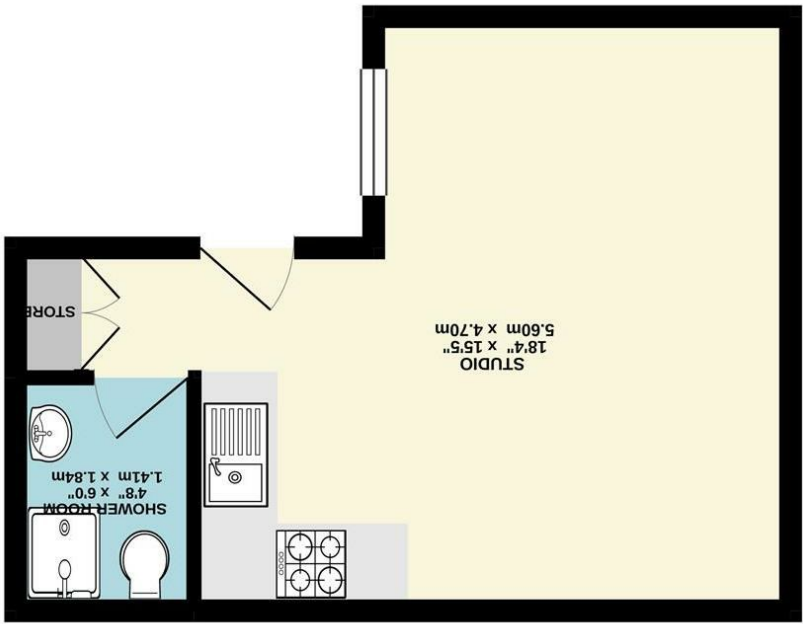


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



GROUND FLOOR
254 sq.ft. (23.6 sq.m.) approx.

FLOOR PLAN



MAIN FEATURES

- Newly Converted Studio Apartment
- Own Entrance
- Spacious Studio Space
- Newly Fitted Kitchen
- Newly Fitted Shower Room
- Popular Location Close To Local Amenities & Transport Links
- Help To Buy Available
- Fantastic BTL Potential

Area

A fantastic opportunity to purchase this newly converted studio apartment in the popular Parkstone location within easy reach of local amenities, shopping facilities and transport links.

About This Property

We believe this property would make an ideal first time buy with help to buy available or buy-to-let investment with a predicted gross yield in the region of 8%.

The property is situated on the ground floor and is access via its own private entrance. Stepping inside you are greeted by the spacious studio area that provides ample sleeping and living space. Set back from the studio area you will find the newly fitted kitchen that is on a contemporary style with ample workspace and cupboard storage.

The apartment is served by the newly fitted tiled shower room that consists of a walk-in rain shower, w/c, basin and heated towel rail.

Further benefits include gas central heating, store cupboard and a new 125 year lease.

Well presented throughout and offered with no forward chain a viewing is highly recommended to appreciate all this property has to offer. Call Lovett Estate Agents to arrange your viewing appointment.

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Tenure

New 125 Year Lease

Service/Maintenance Charge; £405 Per Annum

Ground Rent; 0.1% Of Purchase Price

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents for your complimentary valuation.



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£110,000

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