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EST. 1985

17 Ballam Grove, Parkstone, Poole, BH12 3AY

Guide Price **£82,500**



17 Ballam Grove

Parkstone, Poole

A Well-Presented First Floor Apartment in the Heart of Parkstone – 50% Shared Ownership Opportunity.

Located in a **convenient and sought-after position within Parkstone, Poole**, this **well-maintained and much-loved first-floor apartment** offers an excellent opportunity for first-time buyers to step onto the property ladder with a **50% shared ownership** arrangement. This bright and spacious home is ideal for those looking for comfortable, affordable living in a central location with easy access to local amenities and transport links.

The property is accessed via a secure communal entrance and leads into a welcoming **entrance hallway** with useful built-in storage. The accommodation comprises a **generously proportioned lounge/dining room**, ample space for relaxation and entertaining, and plenty of natural light through large windows.

The separate **kitchen** is well laid out and fitted with various wall and base units, providing good worktop space and storage options. The **double bedroom** is an excellent size and provides a peaceful and comfortable retreat, while the **family bathroom** is well presented with modern fittings.

Additional benefits include **double glazing throughout, gas central heating, and a recently installed boiler**, ensuring both energy efficiency and peace of mind. The property is neutrally decorated, allowing the next owner to personalise it to their taste easily.

Externally, the apartment benefits from **allocated off-road parking**, as well as further visitor spaces available. The development is well-kept and professionally managed, making it a great option for those seeking low-maintenance living in a welcoming community environment.

With local shops, supermarkets, schools, and bus routes all nearby, and Poole Town Centre, local parks, and the beautiful beaches of Sandbanks just a short drive away, this home is perfectly placed to enjoy all the area has to offer.

This is a fantastic opportunity to secure a well-presented home in a central location, at an affordable price point, through shared ownership. Early viewing is highly recommended.

Council Tax band: B

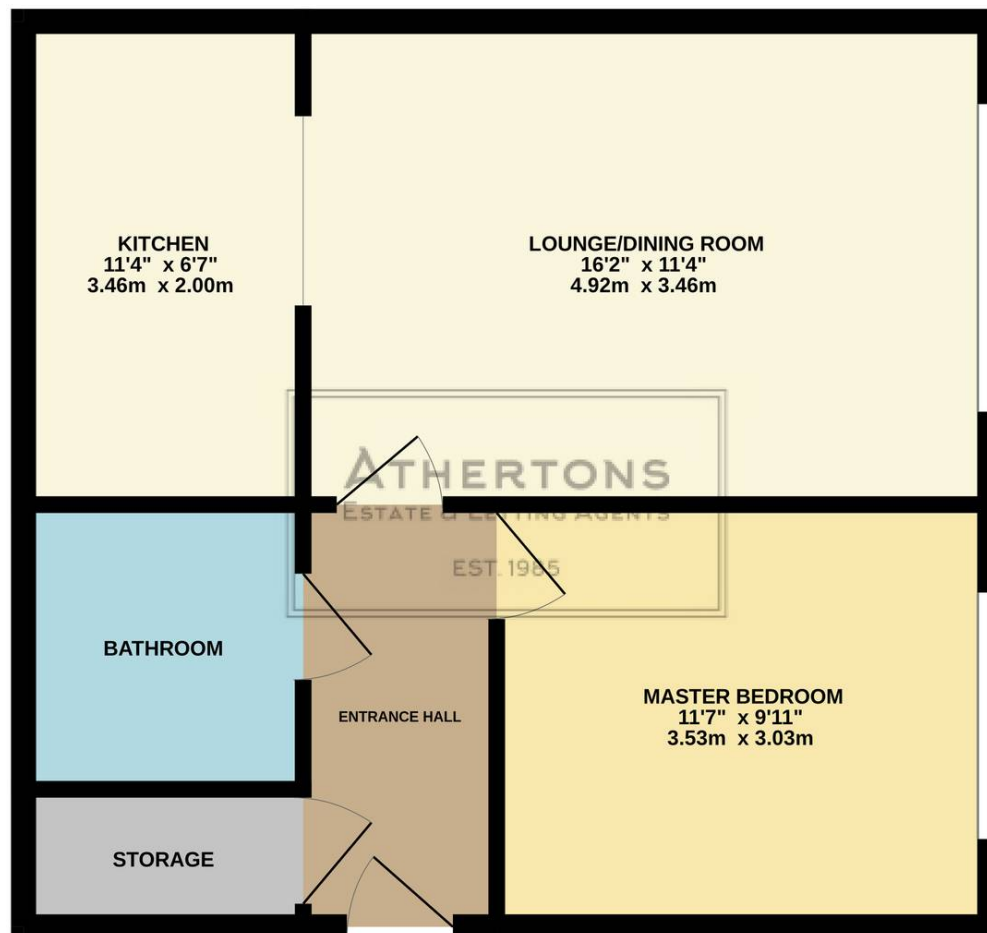
Tenure: Leasehold

EPC Energy Efficiency Rating: B





FIRST FLOOR
484 sq.ft. (44.9 sq.m.) approx.





Athertons Estate Agents

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