

FOR SALE



Altitude, Parkstone Road, Poole
£240,000


MARTIN & CO

Altitude, Parkstone Road

£240,000

- MODERN FIRST FLOOR APPT
- TWO DOUBLE BEDROOMS
- CLOSE TO POOLE PARK
- OPEN PLAN LIVING
- ELECTRIC HEATING
- 115 YEARS LEFT ON THE LEASE
- SERVICE CHARGE £2500 PA
- GROUND RENT £150 PA
- 60 SQ METRES

Purpose Built first floor two bedroom apartment built within the past 10 years ideally located within walking distance to Poole Town Centre and Poole Park, lift to all floors and stairwell.



The property is in excellent condition throughout benefiting from two double bedrooms, modern family bathroom, and well-proportioned open plan living space with modern fitted kitchen and integrated appliances.

There is one allocated parking space in the under-croft car park.

NB; The parking area is currently not in use as there are building works in progress, however you can park nearby.

ENTRANCE HALL

LIVING ROOM & OPEN PLAN KITCHEN

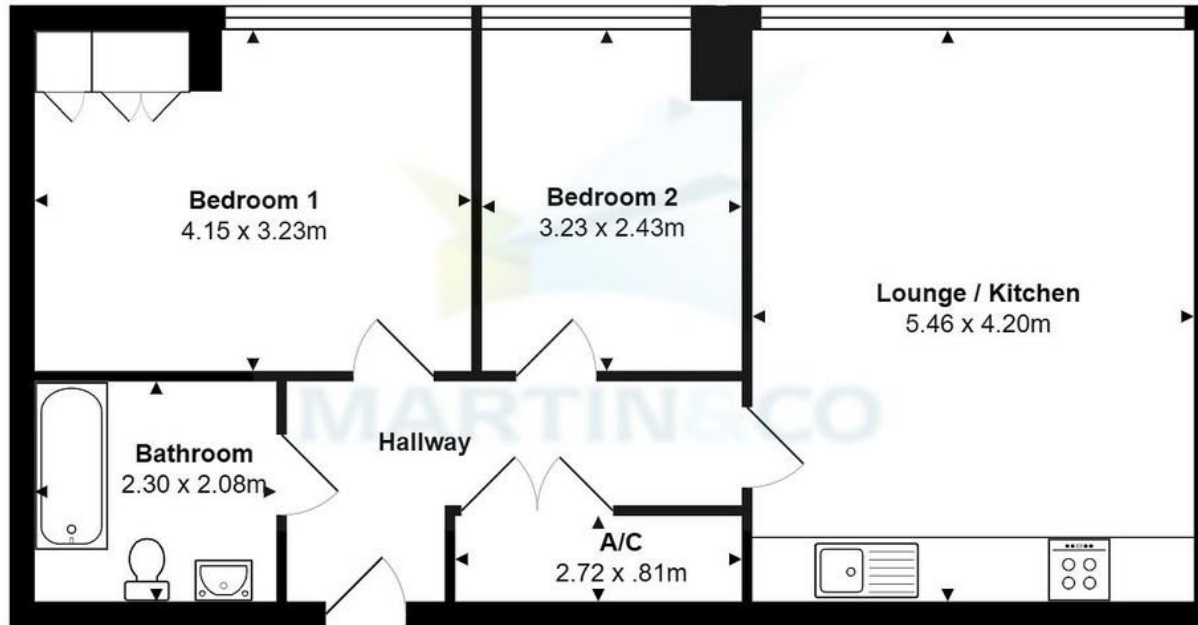
MASTER BEDROOM

BEDROOM

BATHROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 60.0 m²

All measurements are approximate and for display purposes only

Martin & Co Poole

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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.