

FOR SALE



Torvaine Park, Lower Parkstone
£240,000


MARTIN & CO

Torvaine Park, Lower Parkstone

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- Attractive Lower Parkstone location
- allocated parking & lift
- service charge £1200 pa
- remaining lease 105 years
- ***SHARE OF FREEHOLD***
- Council tax band C' - £1909 pa

Introducing this charming first floor apartment in Lower Parkstone, now available for sale with no forward chain. Boasting a share of freehold, this well-presented property offers a fantastic opportunity to own a piece of this sought-after area. Situated within walking distance to Ashley Cross and conveniently located on main bus routes, this property is perfect for those looking for a vibrant and convenient lifestyle. You'll also love the proximity to St Peters church and the delightful nearby places to explore.



ENTRANCE HALL Inset spotlights, secure entrance phone, cupboard, radiator.

LIVING ROOM 15' 8" x 13' 3" (4.78m x 4.05m) Inset spotlights, double glazed window to front aspect allowing pleasant views of mature trees & shrubs in private grounds & beyond, radiator.

KITCHEN 9' 8" x 6' 9" (2.97m x 2.08m) Inset spotlights, double glazed window to side aspect, wall & base units with worktop over. Tiled splashbacks, stainless steel cooker hood, gas hob & electric oven. Washer/dryer & slimline dishwasher included, along with fridge/freezer, laminate flooring.

MASTER BEDROOM 9' 7" x 9' 0" (2.94m x 2.75m) Central ceiling light, double glazed window to rear aspect, fitted wardrobes with sliding doors, radiator.

BEDROOM TWO 10' 1" x 9' 1" (3.08m x 2.77m) Central ceiling light, double glazed window to front aspect, radiator.

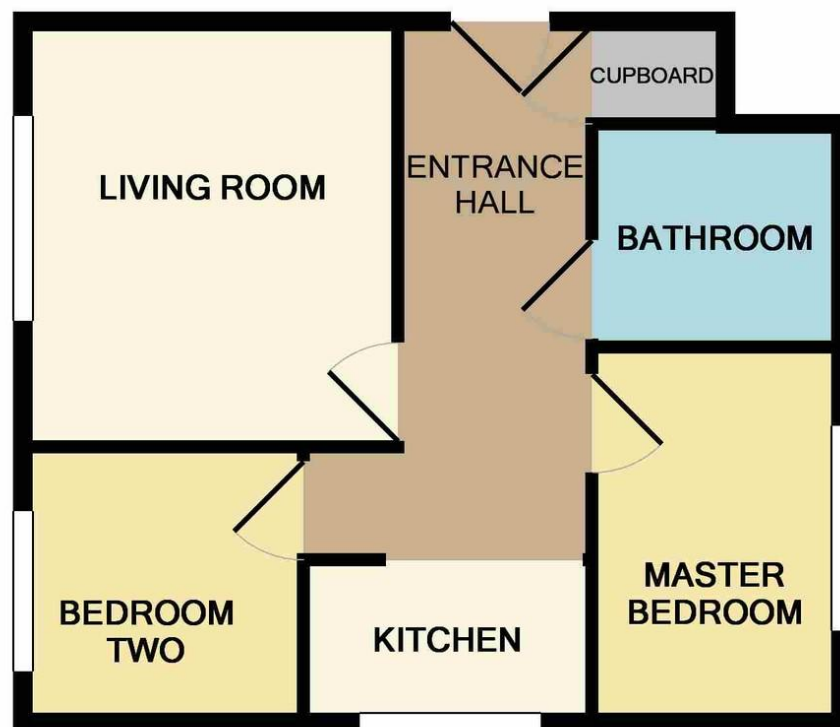
BATHROOM 9' 6" x 5' 2" (2.92m x 1.60m) inset spotlights, extractor fan, bath with shower attachment over, vanity unit with inset basin, w/c. Large wall mounted mirror over vanity unit, walls mainly tiled, tiled flooring.

PARKING Allocated space, with additional visitor's spaces available on a first come, first served basis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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