

**FOR SALE**



**Emeralds, North Road, Lower Parkstone**  
**£275,000**

  
**MARTIN&CO**





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North Road,  
Lower Parkstone  
£275,000**

- SERVICE CHARGE £1150pa
- COUNCIL TAX BAND 'D' = £2157pa
- GROUND RENT £558pa
- 104 YEARS LEFT ON THE LEASE
- PRIVATE BALCONY
- 70 SQUARE METRES





This beautifully presented two double bedroomed ground floor apartment is available for purchase in the sought after Lower Parkstone area. Recently modernised throughout, this property boasts a stylish new kitchen and boiler (fitted in July 2023), as well as a luxurious shower room fitted earlier this year. Each bedroom features extensive fitted wardrobes, ensuring ample storage space for all your belongings. The spacious living area is perfect for entertaining guests or simply relaxing after a long day. Situated on a main bus route and with allocated parking and visitor parking available, convenience is at your doorstep. The balcony offers a tranquil space to enjoy a morning coffee or a summer evening breeze. Lower Parkstone is known for its vibrant community and close proximity to Ashley Cross, where you can enjoy a diverse range of cafes, restaurants, and boutique shops. The neighbourhood also offers easy access to local parks and green spaces, perfect for leisurely walks or outdoor activities.

**ENTRANCE HALL** Inset spotlights, secure entry phone, radiator. Two large storage cupboards, with shelving, laminate flooring.

**LIVING ROOM** Inset spotlights, double glazed opening onto the decked, very private, sun terrace.

**KITCHEN/DINER** Inset spotlights, double glazed window to front aspect. 'Magnet' kitchen fitted in 2023. including stylish high gloss white cupboard doors & drawers all with 'soft close' feature. Cooker hood, 'AEG' electric hob, eye level 'Neff' oven/microwave combi, further 'Neff' 'slide & hide' oven. Integrated fridge & freezer, integrated washer dryer, 'Quooker' hot water tap, cupboard housing Vaillant 'Eco Tech Plus' gas boiler, laminate flooring,





MASTER BEDROOM Ceiling light, two double glazed picture windows to front aspect, radiator. Fitted bank of wardrobes with both hanging rails & shelving.

BEDROOM Ceiling light, double glazed windows to rear aspect, fitted bank of wardrobes with hanging rails & shelving, radiator.

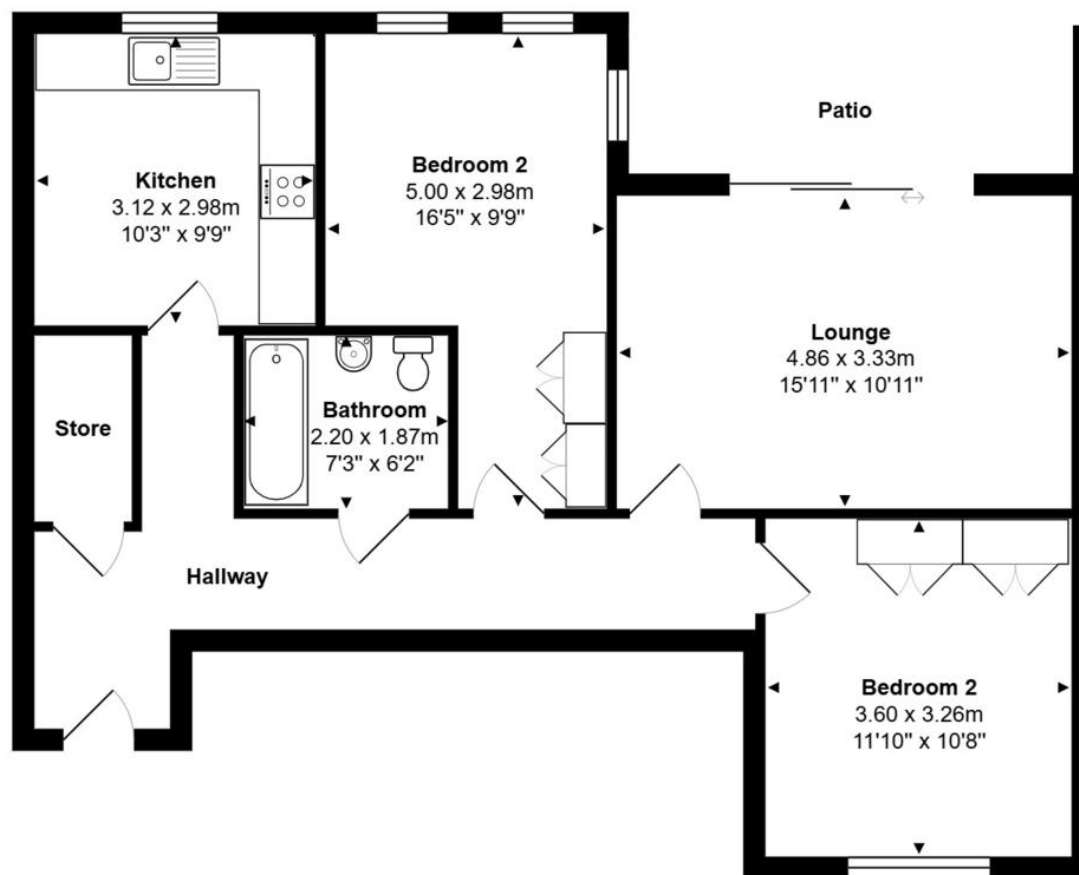
SHOWER ROOM Fabulous shower room only completed this year! Inset spotlights, fully tiled with extra-large tiling, large walk-in shower with useful shelving & heated towel rail style radiator. Vanity unit with inset basin, with cupboards beneath & toilet. Large, mirrored cabinet with lighting, laminate flooring, extractor fan.

ALLOCATED PARKING SPACE



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





Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding patio)

All measurements are approximate and for display purposes only

## Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD  
T: 01202 710171 • E: poole@martinco.com

# 01202 710171

<http://www.poole.martinco.com>

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