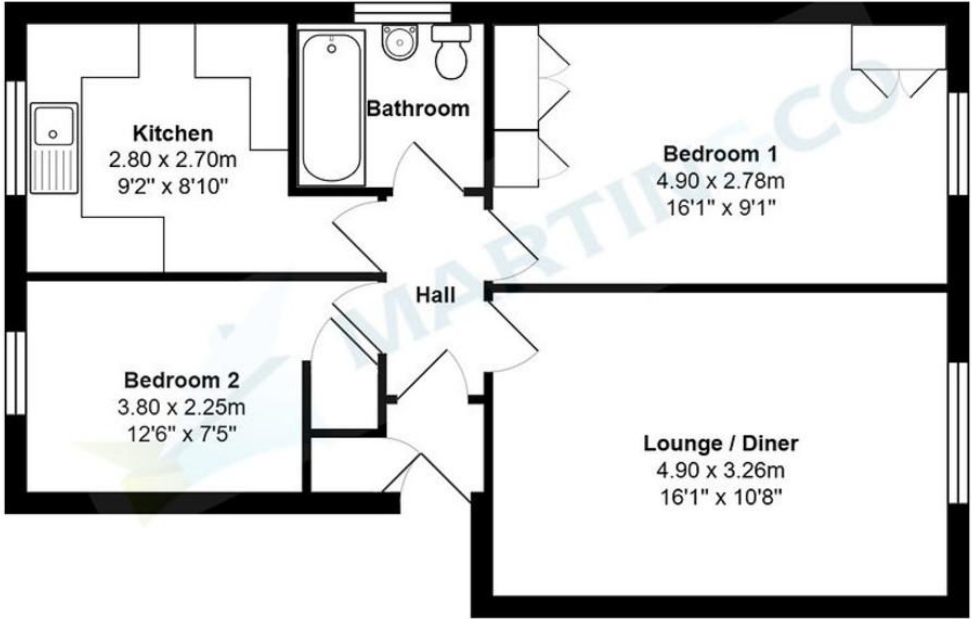


St Peters Road, Lower Parkstone



Total Area: 55.6 m² ... 598 ft²
All measurements are approximate and for display purposes only



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.

St Peters Road, Lower Parkstone

Guide Price £210,000

17 St Peters Road
Poole
BH14 0NZ

Key features:

- Walking Distance To Station
- Lease Extension in Progress
- Shared Garage
- Communal Garden
- Two Bedrooms
- Open Planned Sitting/Dining Room
- Keen to Sell
- Ideal First Time Buy

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Why you'll like it

Nestled in the sought-after area of Ashley Cross, this two-bedroom flat offers convenience being in an ideal location. Situated within easy walking distance to a variety of local shops, cafes, and amenities, and just a short stroll from Parkstone train station, it provides excellent connectivity for commuters and lifestyle seekers alike.

The property features two good sized bedrooms, each offering space for furnishings and storage, making them perfect for both residents and guests. The kitchen is fitted with floor-to-ceiling units, offering plentiful storage, and provides space for essential appliances, making it a practical and efficient cooking area. The bathroom comprises of a bath with a shower over, a toilet, and a sink.

The spacious lounge/diner, overlooks the well-maintained communal gardens. This inviting living area provides a perfect setting for relaxing or entertaining, with plenty of natural light enhancing the space throughout the day.

Additional benefits include access to a shared garage and gas central heating.

Vendor is in the process of doing a Lease Extension, the new Lease will be

expired on 23rd March 2199 with a peppercorn ground rent

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any

