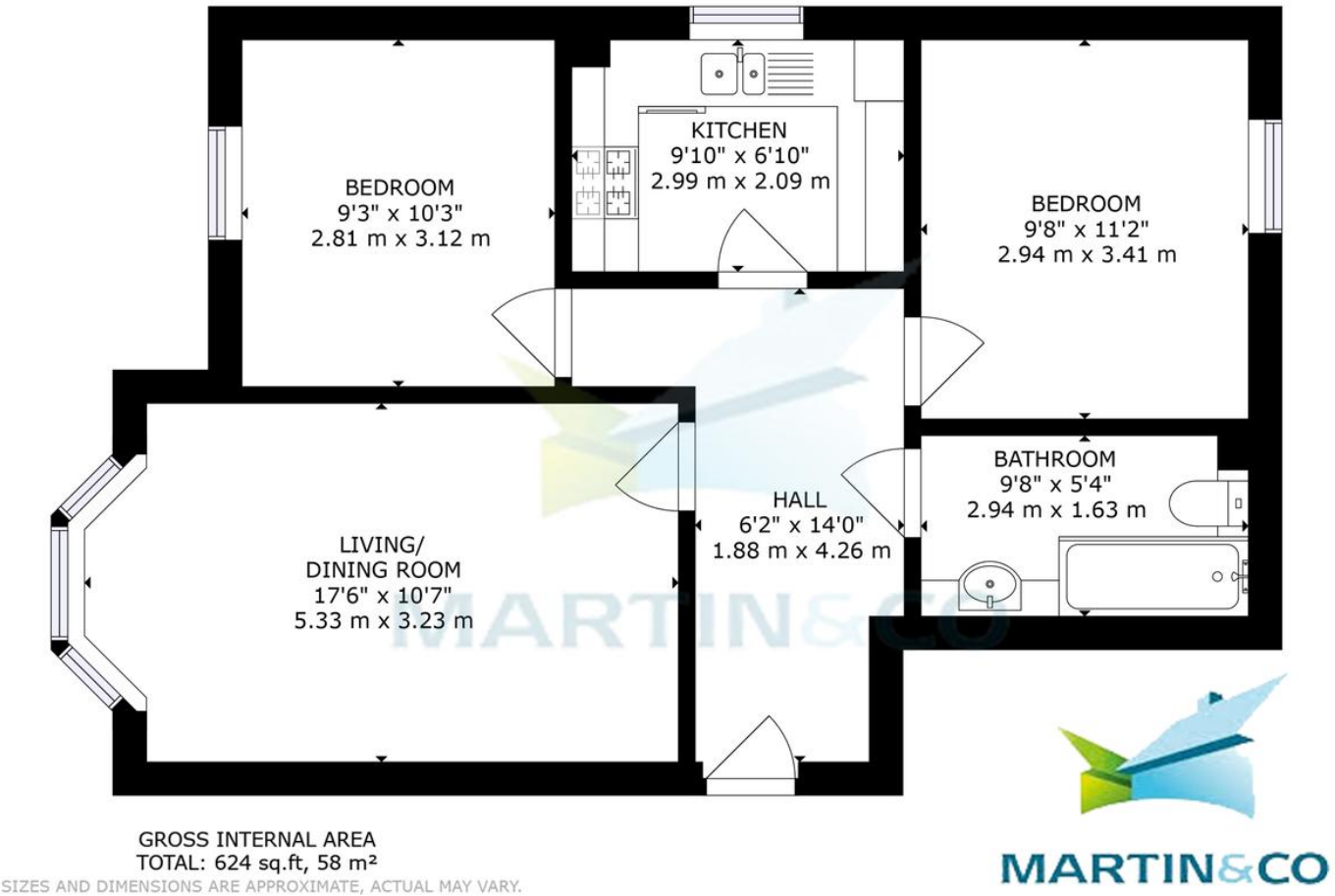


Property Location
Parkstone



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, Parkstone

Guide Price £235,000

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T: 01202 710171 • E: poole@martinco.com

01202 710171
<http://www.poole.martinco.com>



No Forward Chain

Two Double Bedrooms

Share of Freehold

Phone Entry System

Allocated Parking

Walking Distance To Shops

Communal Gardens

Gas Central Heating

Ground Floor

Close to Railway Station



Why you'll like it

Located in the highly sought-after area of Ashley Cross, this spacious two-bedroom ground floor flat offers comfortable and convenient living, ideal for first-time buyers, downsizers, or investors. Well-presented throughout, the property enjoys a prime position just moments from Ashley Cross, with its popular cafés, restaurants, shops, and excellent transport links.

The flat features two well-proportioned double bedrooms, both of which are served by a modern bathroom complete with a bath and shower over, wash basin, and toilet. A separate sitting/dining room provides a bright and welcoming space for both relaxing and entertaining, while the kitchen is fitted with floor-to-ceiling units, offering ample storage and functionality for everyday living.

The communal garden provides a pleasant outdoor space. Additionally, the flat includes one allocated parking space for residents, along with visitor parking available on-site – a rare and valuable feature in this popular area.

The property is offered with no forward chain, making it an attractive and straightforward purchase for buyers looking to move quickly.

This is a fantastic opportunity to secure a well-located, ground floor flat in one of the popular locations of Ashley Cross. Early viewing is highly recommended to avoid disappointment.

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 representation or warranty whatever in relation to this property.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

