



Navarac Court, Belle Vue Road, Lower Parkstone, Poole BH14 8TW

Occupying a wonderful location within the heart of Lower Parkstone conveniently situated between Ashley Cross and Penn Hill lies this purpose built , two double bedroom, raised ground floor apartment offering roomy, light, bright and airy accommodation throughout.

EPC: 43 Council Tax Band: C Price: OIEO £250,000 Leasehold







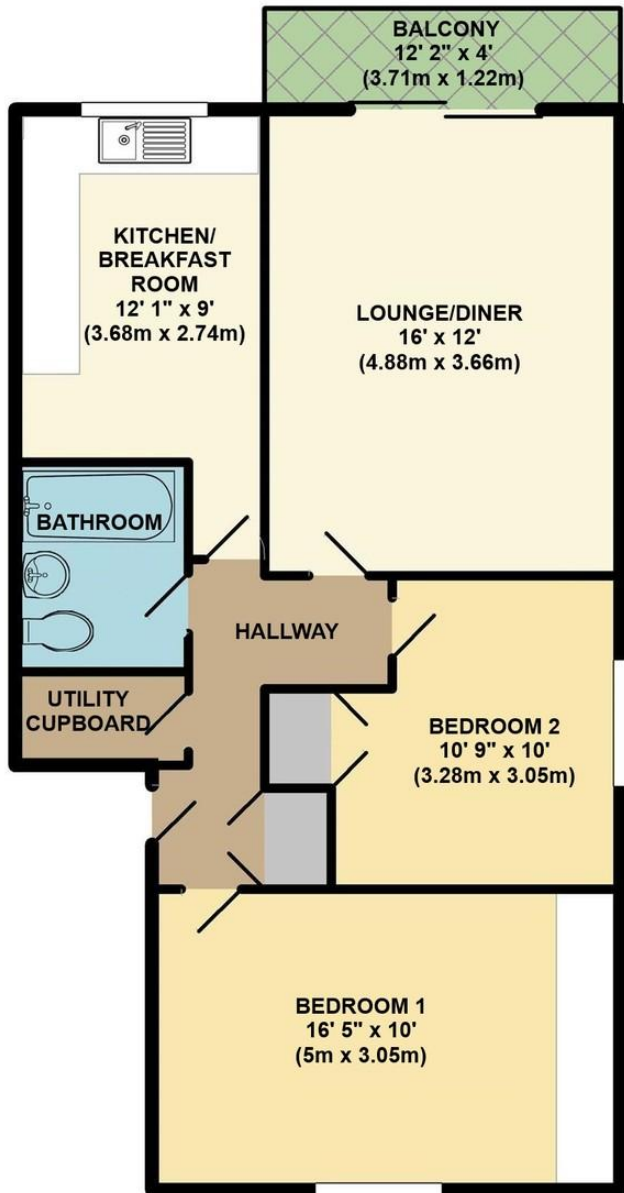
Key Features

- RAISED GROUND FLOOR PURPOSE BUILT APARTMENT
- ENTRANCE HALLWAY WITH STORAGE & UTILITY CUPBOARD
- LOUNGE/DINING ROOM WITH SUNNY ASPECT
- SPACIOUS COVERED BALCONY
- GREAT SIZE KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GARAGE IN BLOCK & RESIDENTS' COMMUNAL STORAGE
- NO FORWARD CHAIN
- 125 YRS REMAINING ON LEASE.
GROUND RENT £60 P.A.
SERVICE CHARGE £3,200 P.A.

The Property

Upon entering you immediately get a sense of space and an abundance of natural light, the hallway has wood effect flooring with utility and storage cupboards. Contemporary wood effect doors with black furnishings lead off to the lounge/diner which is a superb room offering great space enjoying a westerly aspect with wood effect flooring and double-glazed patio door leads out onto the covered balcony with a chrome and glass balustrade, space for table and chairs to enjoy the pleasant view and glimpses of Poole Harbour and the Purbeck Hills beyond. The kitchen/breakfast room also offers a similar view and pleasant outlook and comprises ample storage units and drawers, wood effect flooring and brick effect part tiled walls. There are two good size double bedrooms, the master in particular is very generous with plantation shutters, wood

effect flooring, ample space for free standing or fitted bedroom furniture. Bedroom two also has plantation style shutters, wood effect flooring and fitted wardrobe, again with space for free standing or fitted furniture. The bathroom comprises a white three-piece suite and completes the accommodation. The apartment is conveyed with a garage in a nearby block. We understand that there is some residents' parking on a first come, first served basis and there is also a residents' communal storage cupboard underneath the building. Penn Hill and Ashley Cross with its fashionable, bars, bistros, restaurants and main line London railway station are both only a short distance and the property lies within favoured school catchment areas. Local beaches and the centre of Poole, Poole Park and Poole Quay are approximately a ten-minute drive away.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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