



Flat 12 Sunridge Shades 11-15 Belle Vue Road, Lower Parkstone BH14 8TW
£265,000 Share of Freehold





Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities. Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

A well presented two double bedroom apartment, with a balcony. The apartment is positioned in a quiet residential road in the heart of Lower Parkstone, with easy walks to bars, shops and cafes in both Ashley Cross and Penn Hill, ideally suited for someone who wishes to own a holiday residence or simply to live somewhere incredibly convenient yet private and peaceful. Bright and spacious throughout the apartment benefits further from a large lounge/dining room, two bathrooms one being en suite to the master bedroom, modern kitchen, garage and off road parking.

Tenure: Share of freehold

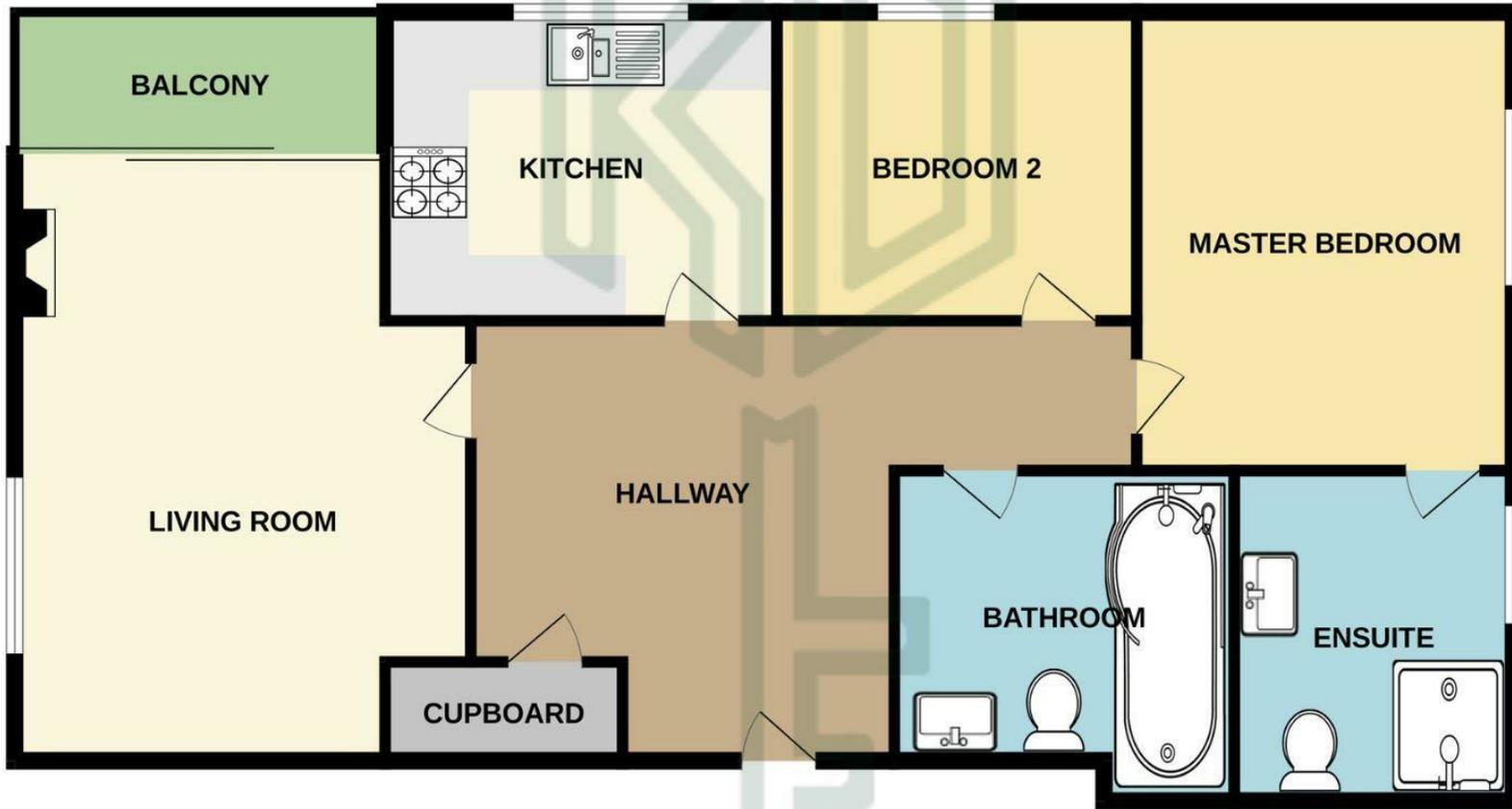
Maintenance - Approximately £1560 per annum

Ground Rent - N/A

COUNCIL TAX BAND: D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Key Drummond

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All room dimensions given above are approximate measurements

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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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B			(82-91) A			
(84-91) C	(75-80) D	73	75	(69-80) B			
(69-80) D	(55-68) E			(55-68) C			
(39-54) E	(21-54) F			(39-54) D			
(13-38) F	(1-20) G			(13-38) E			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	