

## Ballam Grove, Parkstone, Poole BH12 3AY

Nicely positioned within the heart of Parkstone lies this modern purpose built first floor apartment with 50% shared ownership. There is well-proportioned living accommodation on offer with a generous size lounge dining room leading to the kitchen and two good size bedrooms.

**EPC: 82 Council Tax Band: B Price: £94,500 Leasehold**







## Key Features

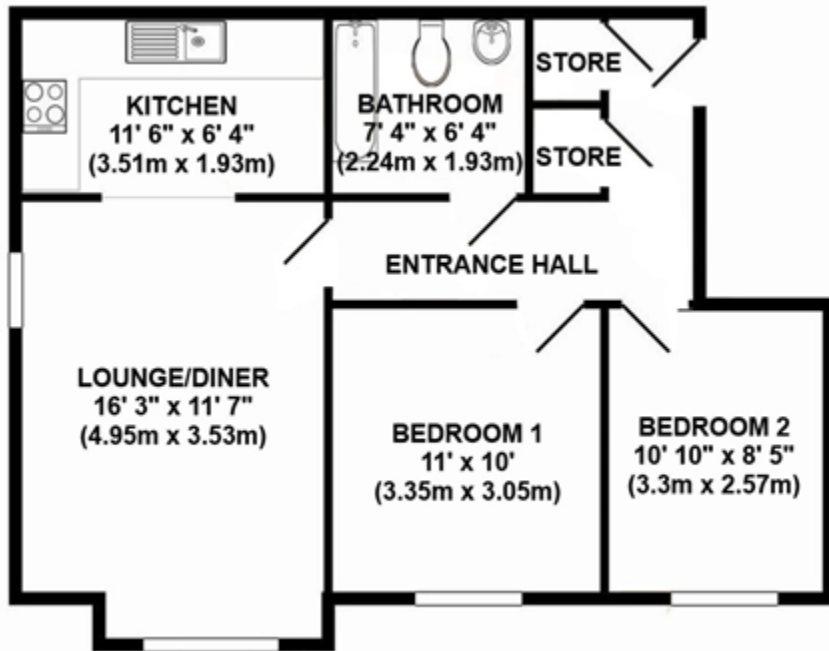
- PURPOSE BUILT FIRST FLOOR APARTMENT
- 50% SHARED OWNERSHIP
- ENTRANCE HALLWAY WITH STORAGE
- GENEROUS SIZE DUAL ASPECT LOUNGE/DINING ROOM LEADING TO THE KITCHEN
- TWO GOOD SIZE BEDROOMS
- SPACIOUS BATHROOM
- ALLOCATED OFF ROAD PARKING & VISITORS PARKING
- COMMUNAL BIKE STORE & GARDENS
- CLOSE TO AMENITIES AND BUS ROUTES
- EXTENDED LEASE - RENT & SERVICE CHARGE £411.13 PER MONTH

## The Property

The building is accessed by a wall mounted security entry phone system leading into the communal hallway. Stairs from here lead to all floors and up to the first floor, which provides access to the personal front entrance door and into the hallway. The L-shaped hallway offers ample storage and doors lead off from here to all principal rooms. There is a generous size dual aspect lounge/dining room with an archway leading to the kitchen providing a modern contemporary open plan touch, with the kitchen having ample storage units and brick effect tiles walls. There are two good size bedrooms serviced by a spacious family bathroom that completes the

accommodation.

Outside there is plenty of on street parking close by, with the apartment benefiting from an allocated off road parking space and visitors' parking located within the well-maintained communal grounds. Ballam Grove was constructed in 2008 and it occupies a central location within the heart of Parkstone close to local amenities, excellent bus services, Tubary Retail Park and there are mainline London railway stations at Branksome and Ashley Cross. The Dolphin shopping centre with the main bus/coach terminal, Poole Park and the mainline London railway station are a short drive away.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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