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Draft Particulars



Pristine 2-Bedroom First Floor Flat in Modern Block

Tenure: 125 year lease from 2013 | **Approx 66 sq meters (710 sq ft)** | **Walking Distance of Town Centre & Poole Park** | **Under-cover Parking Bay**

24 Altitude, 56-58 Parkstone Road,
Poole, Dorset. BH15 2PG

Price £160,000

- Spacious Hall
- 'Open-Plan' Living Space
- Modern Kitchen with integrated appliances
- 2 Double Bedrooms
- Modern Bathroom with Shower
- Double-Glazing with Blinds
- Modern Electric Heating
- Undercover Allocated Parking Bay
- Lift & Security Entry System
- Close to Amenities & Poole Park
- No Chain!
- Viewing recommended!

Spacious first floor flat in modern block, occupying a prominent location within walking distance of Poole Town Centre & the delightful Poole Park. This convenient location provides amazing transport services including bus services & railway station. Altitude is an impressive block which has undergone major works in recent years to remove all traces of cladding with smooth cement rendered walls giving the development a contemporary finish. Viewing Recommended!

Accommodation and approximate room sizes:

- **Impressive Communal Entrance with 2 Lifts to all floors. Security Entry System. Access to secure, under-cover parking area.**
- **Spacious Hall: Large boiler/storage cupboard. Oak/Glass door to:**
- **'Open-Plan' Living Space: A large room with wide windows allowing lots of natural light to flood the room. LED spot lights.**
- **Kitchen: Range of modern, high gloss floor and wall cupboards. Built-in oven & ceramic hob with cooker hood over. Integrated dishwasher, washing machine & fridge/freezer. Granite worktop. LED lighting.**
- **Bedroom 1: Fitted double wardrobe. LED lighting.**
- **Bedroom 2: Double-size bedroom. LED lighting.**
- **Bathroom: Panelled bath with mixer tap with shower attachment & glass screen fitted. Vanity wash basin & WC.**
- **Double-Glazing with custom fitted blinds**
- **Electric Central Heating**
- **Electric Gates to Under-cover Allocated Parking Bay.**
- **Leasehold: Approx 111 years remaining**
- **Service Charge: approx £4110 per year**
- **Ground Rent: £250 per annum**
- **Council Tax Band 'C' Energy Rating 'C'**



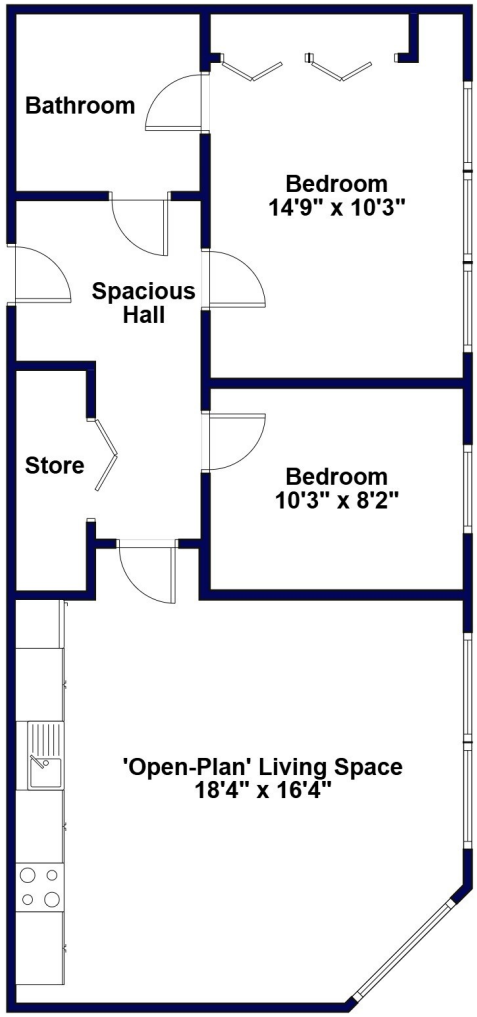
Spacious Hall



Bedroom 1

The Property Ombudsman

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05274



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



Bathroom



Modern Kitchen



'Open-Plan' Living Space



'Open-Plan' Living Space