

17 Ballam Grove, Parkstone

Poole, BH12 3AY

Guide Price £75,000



17 Ballam Grove

Poole

NO CHAIN - A Well-Presented First Floor Apartment in the Heart of Parkstone – 50% Shared Ownership Opportunity.
Located in a **convenient and sought-after position within Parkstone, Poole**, this **well-maintained and much-loved first-floor apartment** offers an excellent opportunity for first-time buyers to step onto the property ladder with a **50% shared ownership** arrangement. This bright and spacious home is ideal for those looking for comfortable, affordable living in a central location with easy access to local amenities and transport links.

The property is accessed via a secure communal entrance and leads into a welcoming **entrance hallway** with useful built-in storage. The accommodation comprises a **generously proportioned lounge/dining room**, ample space for relaxation and entertaining, and plenty of natural light through large windows.

The separate **kitchen** is well laid out and fitted with various wall and base units, providing good worktop space and storage options. The **double bedroom** is an excellent size and provides a peaceful and comfortable retreat, while the **family bathroom** is well presented with modern fittings.

Additional benefits include **double glazing throughout**, **gas central heating**, and a **recently installed boiler**, ensuring both energy efficiency and peace of mind. The property is neutrally decorated, allowing the next owner to personalise it to their taste easily.
Externally, the apartment benefits from **allocated off-road parking**, as well as further visitor spaces available. The development is well-kept and professionally managed, making it a great option for those seeking a low-maintenance living in a welcoming community environment.

With local shops, supermarkets, schools, and bus routes all nearby, and Poole Town Centre, local parks, and the beautiful beaches of Sandbanks just a short drive away, this home is perfectly placed to enjoy all the area has to offer.

This is a fantastic opportunity to secure a well-presented home in a central location, at an affordable price point, through shared ownership.

Council Tax band: B
Tenure: Leasehold

EPC Energy Efficiency Rating: B




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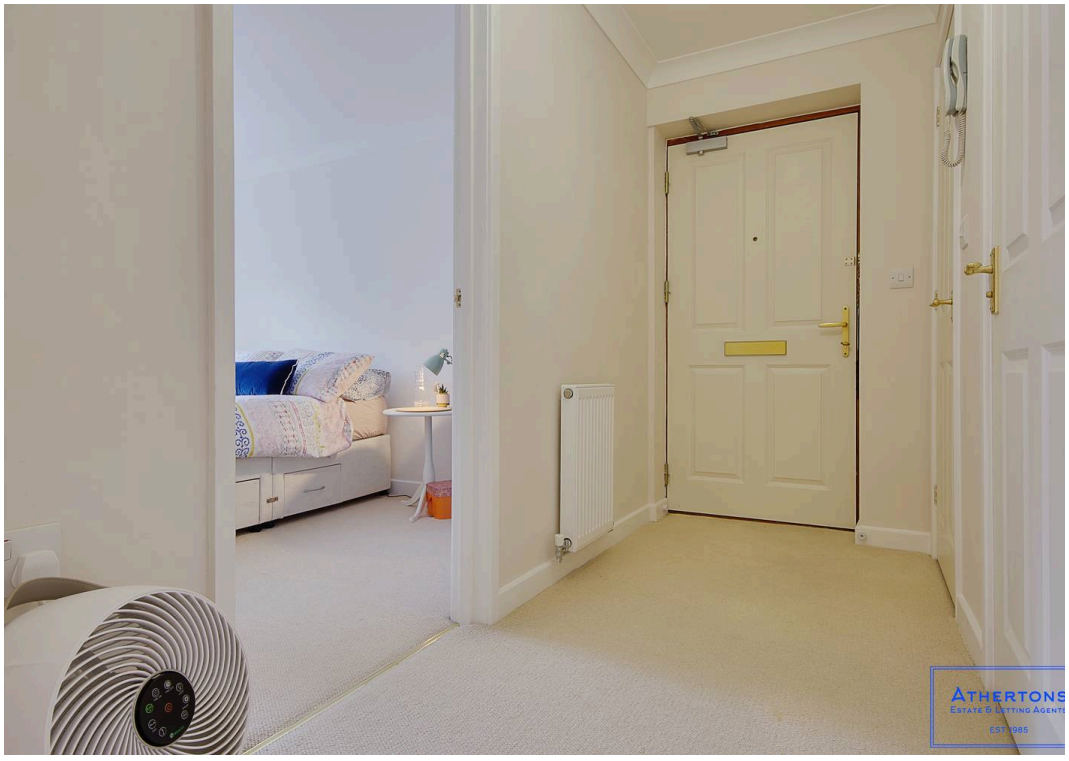








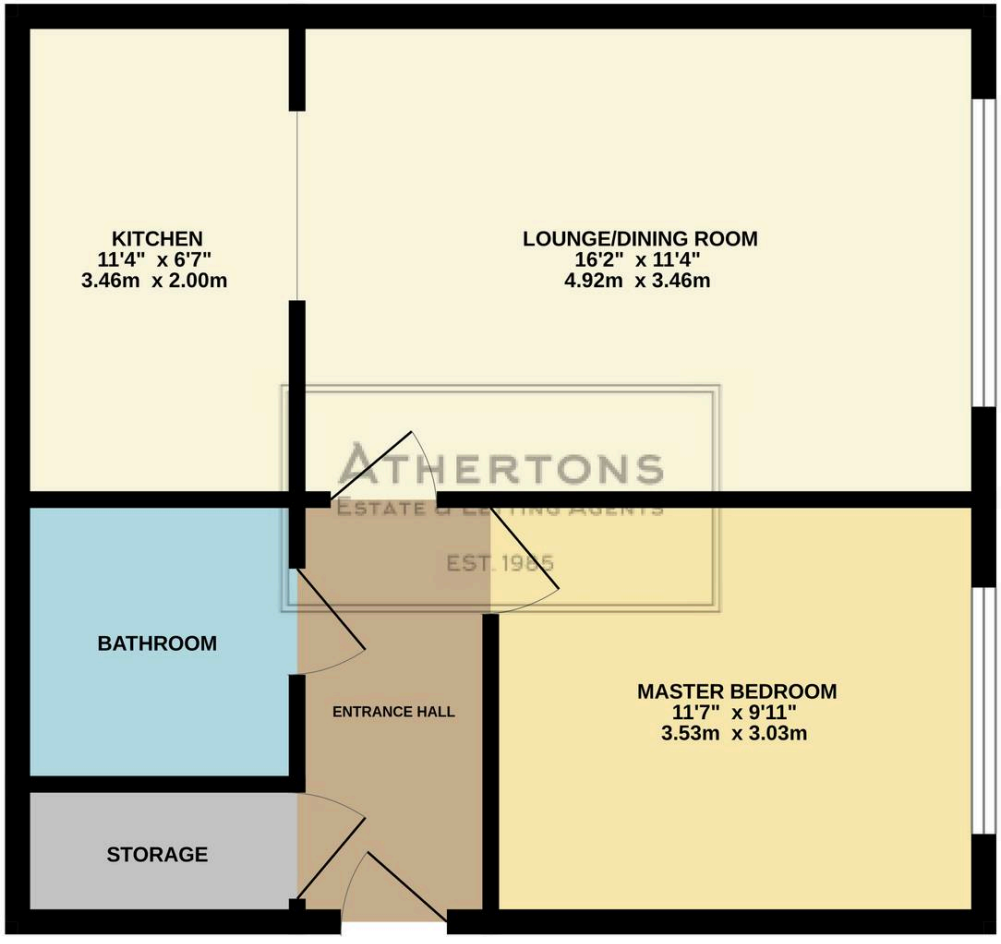








FIRST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



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TOTAL FLOOR AREA : 484 sq.ft. (44.9 sq.m.) approx.

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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