





Flat (EPC Rating:)

39 LA MAZION 351-353 RINGWOOD ROAD PARKSTONE, POOLE, DORSET, BH12 4LS

Offers In Excess Of

£125,000

FEATURES

2 1 1

2 Bedroom Flat located in Poole

TOP FLOOR TWO-BEDROOM APARTMENT

INVESTMENT OPPORTUNITY ONLY!

Key Features:

Two Spacious Bedrooms

Allocated Parking

Top Floor Position - Light & Airy

Attractive Investment Potential - Rental Yield up to £1,050

Property Description:

Whites Estates are pleased to present this well-presented two-bedroom, top-floor apartment located in the sought-after Mazion Development. Offered unfurnished , this property is an ideal choice for investors looking for strong rental returns.

Inside, you'll find:

- A bright and open-plan lounge/kitchen
- A generous master bedroom and a spacious second bedroom
- A modern bathroom with bath and shower attachment
- Neutral decor throughout, complemented by gas central heating and UPVC double glazing

Externally, the apartment benefits from allocated parking for one vehicle and is located close to major bus routes for convenient travel.

Ideally situated within easy reach of Bournemouth International Airport, and the vibrant town centres of Bournemouth and Poole, with their fantastic range of shops, restaurants, and leisure options. Excellent rail links to London Waterloo are available from nearby Branksome, Parkstone, Bournemouth, and Poole stations.

Financials & Lease Details:

Estimated Rent: £1,050PCM

Lease End Date: 31 December 2102 (Approx. 75 years remaining)

Annual Ground Rent: £195

Council Tax Band: B

EPC Rating: D

Don't miss this opportunity! Whether you're taking your first step onto the property ladder or expanding your investment portfolio, this apartment offers excellent value and strong potential.

Prospective purchasers will be required to provide identification documentation at a later stage. Your cooperation in this matter will help prevent any delays in finalising the sale.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

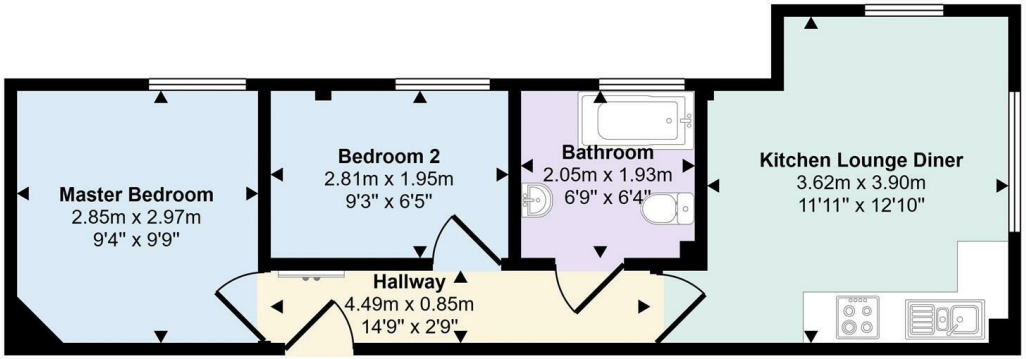








Approx Gross Internal Area
37 sq m / 401 sq ft



Floorplan

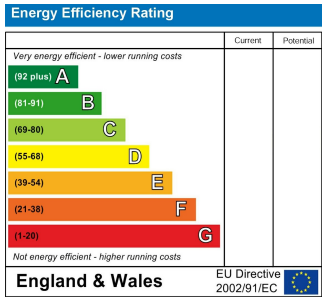
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.