



## Bournemouth Road, Lower Parkstone, Poole BH14 9HY

Nicely positioned close to local schools, amenities and excellent bus services lies this beautifully presented two-bedroom ground floor apartment with its own private entrance and off-road parking.

**EPC: 65 Council Tax Band: B Price: £215,000 Leasehold**







## Key Features

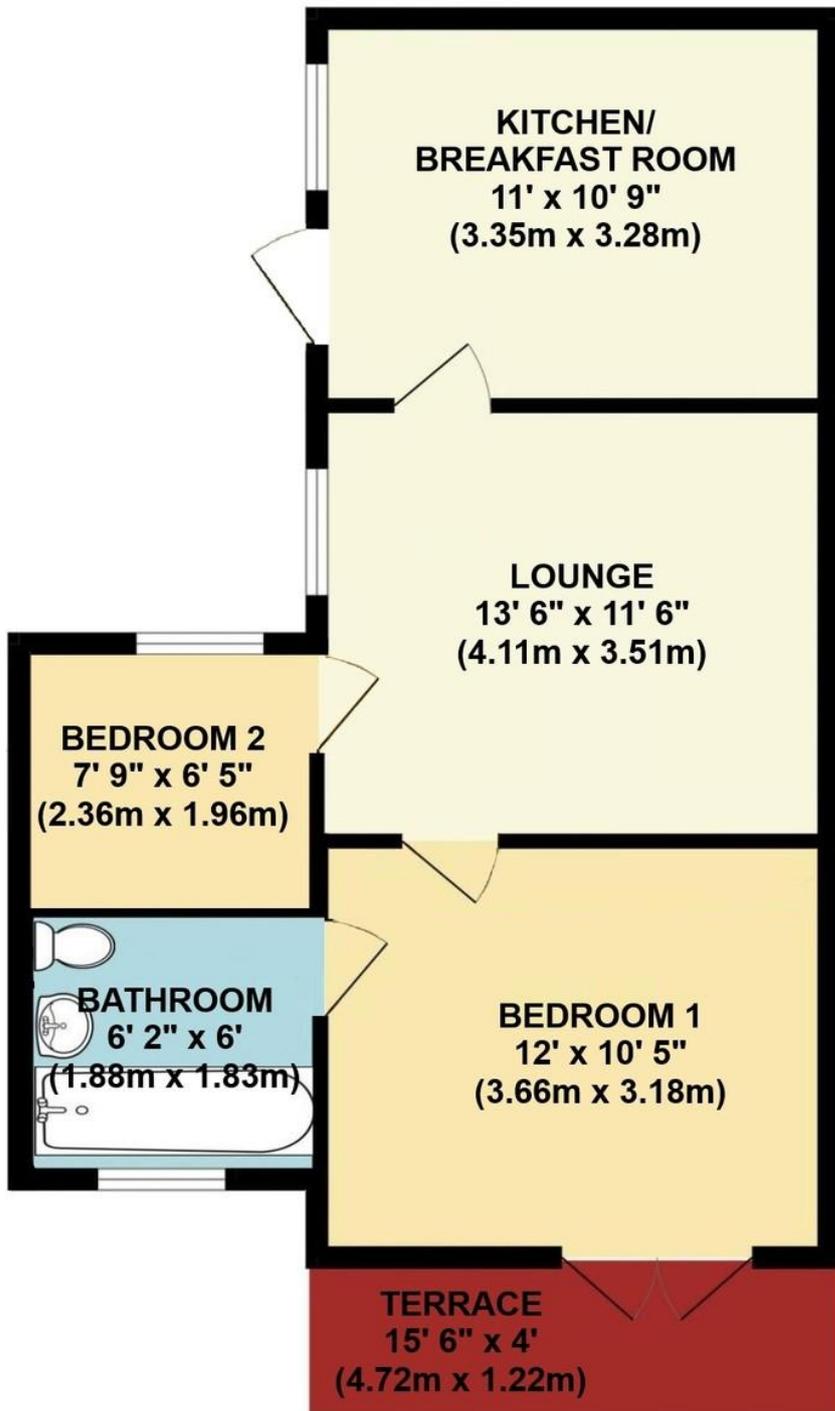
- GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE
- LIGHT-BRIGHT & AIRY ACCOMMODATION THROUGHOUT
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- SOUTH FACING SUN TERRACE
- STYLISH MODERN BATHROOM
- OFF ROAD PARKING
- SHORT DISTANCE TO ASHLEY CROSS
- 999 YR LEASE FROM 2018-MAINTENANCE £720 PA-GR-£200 PA-SUB LETTING & PETS POSSIBLE WITH CONSENT

## The Property

The private entrance to this wonderfully presented apartment leads through to the superb kitchen/breakfast room and one of the first things that you notice is the abundance of natural light. The kitchen is crisp and stylish in design with ample storage units and drawers, square edge work surfaces, space for table and chairs and there is oversized wood effect laminate flooring. The lounge offers a lovely homely feel with part panelled wall and matching flooring. The main bedroom exudes warmth and comfort with fitted bedroom furniture over and to the side of the bed head area. From here double glazed French style doors lead off to the south facing sun terrace and a door leads though to the relaxing

modern contemporary bathroom. Bedroom two has an alcove, matching flooring and could also be used as a home office. Outside there is a courtyard style garden and whilst this is not conveyed with the apartment, it still provides a great space to sit out and enjoy. Behind double opening wooden gates there is an allocated parking space which can be accessed from Florence Road.

Local schools, amenities and excellent bus services are close by, along with a main line London railway station at Branksome and Ashley Cross, which also benefits from popular bars, bistros cafes and restaurants.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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