



Adderley Court, 153 Alexandra Road, Parkstone BH14 9ER

£230,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



## KEY FEATURES

- Purpose Built Development of Just Nine Apartments
- Elevated Position with Southerly Aspect Balcony
- Modernised Throughout to a High Standard
  - Impressive Kitchen & Bathroom
    - Two Double Bedrooms
    - Delightful Communal Grounds
    - Private Garage in Block
  - Extended Lease with No Ground Rent
- Short Walk to Parkstone, Penn Hill & Ashley Cross
- Conveniently Positioned for Road & Railway Links







## STYLISH FIRST FLOOR APARTMENT WITH SOUTHERLY ASPECT BALCONY AND GARAGE, SET IN A SOUGHT AFTER POSITION

Set within a purpose built development of just nine apartments, this beautifully modernised first floor apartment enjoys an elevated position with a desirable southerly aspect offering far reaching views across to the Purbeck hills. Ideally located in the sought-after Parkstone area of Poole, the apartment is within easy walking distance of the vibrant amenities of Ashley Cross and Penn Hill, both renowned for their array of cafés, bars, restaurants and boutique shops, as well as both Parkstone and Branksome railway stations, both offering direct links to London Waterloo.

The property has been finished to a high standard throughout, creating a stylish and comfortable living environment, with particular highlights being the impressive kitchen and bathroom. The accommodation further comprises two well-proportioned double bedrooms and a bright living room with direct access onto the private balcony, where you can take a moment to enjoy the sunshine and the view throughout the day.

Residents benefit from generously sized and well-maintained communal grounds and a private garage per apartment, situated within a block, providing secure parking or additional storage. The apartment also benefits from an extended lease with no ground rent.

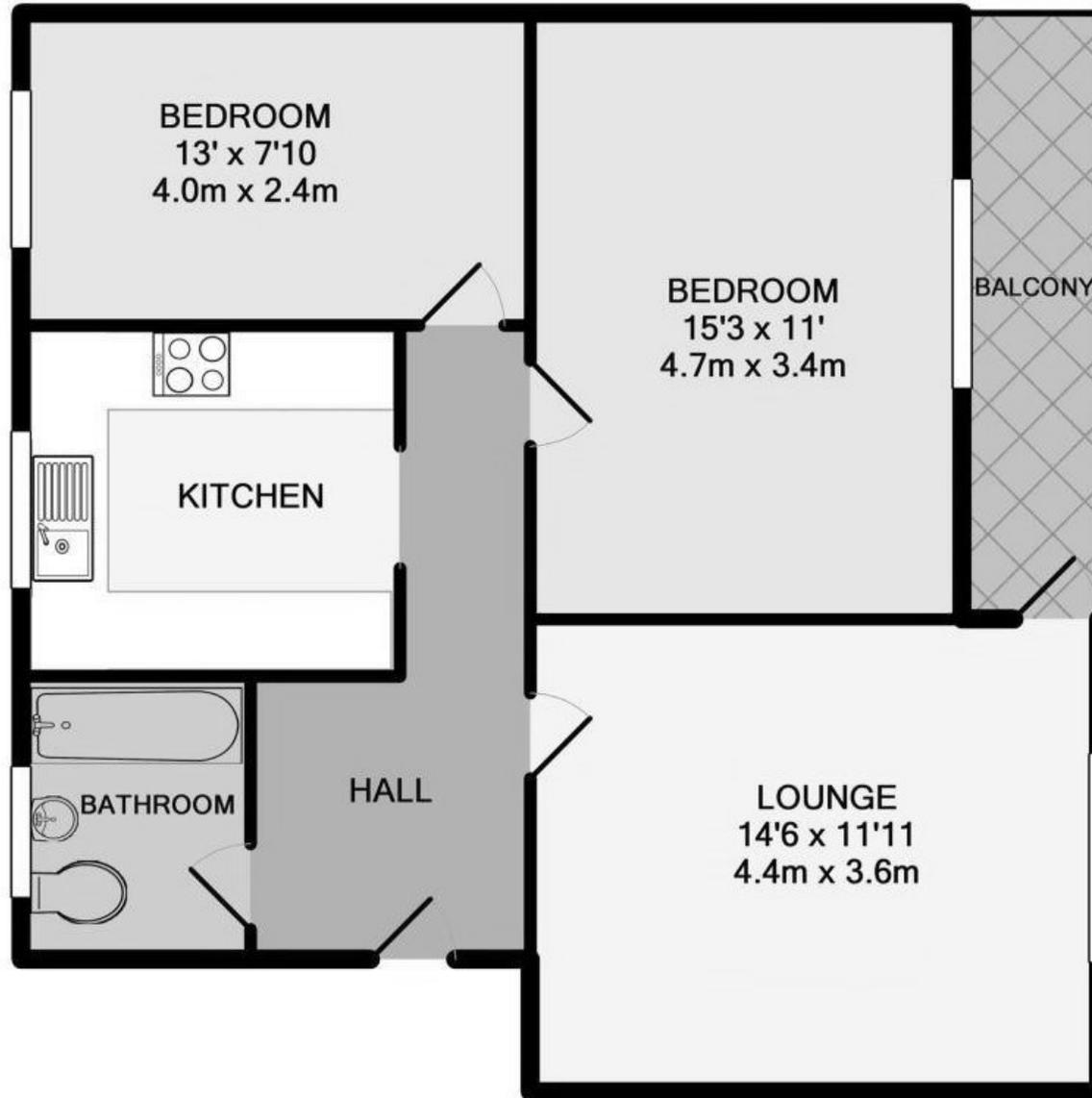
With excellent transport links nearby, popular school catchments and award-winning beaches a short drive away, this superb apartment has so much to offer those seeking an ideal blend of convenience, lifestyle and coastal living.







# FLOORPLAN



TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

## ADDITIONAL INFORMATION

Dimensions: Please see floorplan

Tenure: Leasehold - 189 years from 1966 (therefore approx. 129 years remaining)

Ground Rent: Nil

Maintenance: Approx. £1,500 per annum

Council Tax: Band B (BCP Council)





## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
01202 80 50 90 ▪ [hello@mollaro.com](mailto:hello@mollaro.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		82
69-80	C		
55-68	D	70	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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