

**FOR SALE**



**Bournemouth Road, Lower Parkstone**

**2 Bedrooms, 1 Bathroom, Apartment**

**£295,000**

**MARTIN&CO**

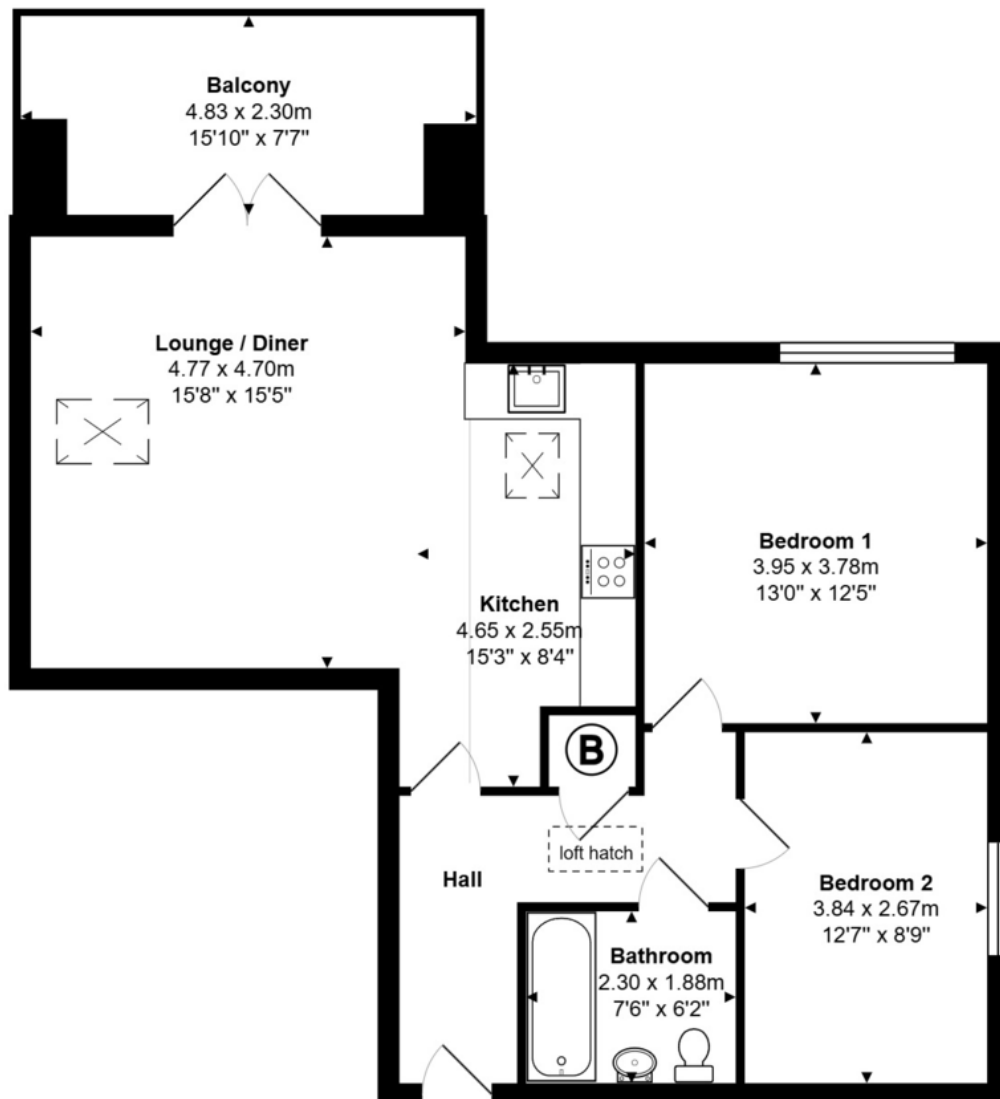


- WALKING DISTANCE TO ASHLEY CROSS
- BALCONY
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- REMAINDER OF 10 YEAR HOUSE BUILDERS GUARANTEE
- COUNCIL TAX £2148 PA
- PERMIT PARKING

First time on the market since new, modern second floor flat being one of the largest designs, benefitting from a large open planned lounge kitchen living area with high vaulted ceilings, modern fitted kitchen with integrated appliances, patio doors opening onto the good sized balcony. Two double bedrooms, modern family bathroom with shower, spacious entrance hall with private loft access with fitted loft ladder offering extra space, allocated permit parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.