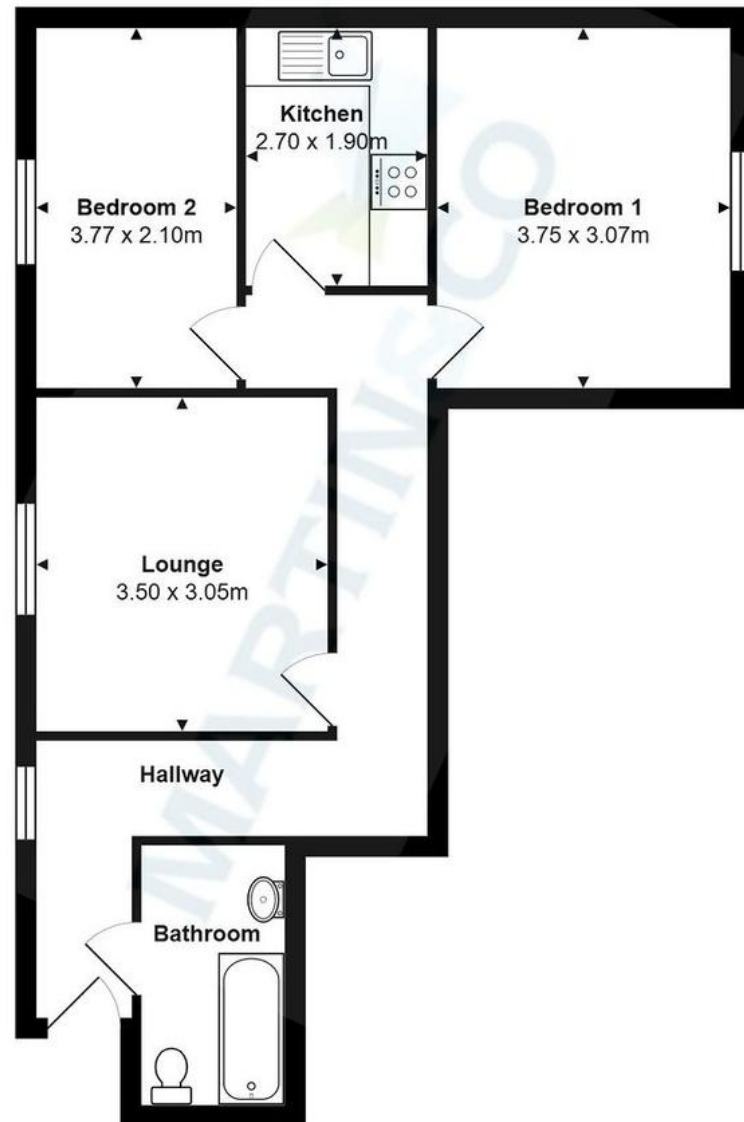




Property Location



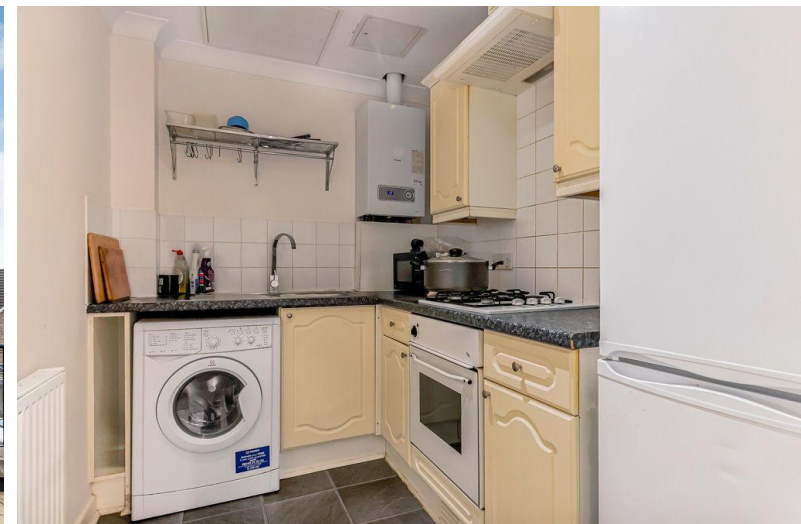
Total Area: 53.0 m²

All measurements are approximate and for display purposes only



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 form 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.



Ringwood Road, Parkstone

Guide Price £170,000

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Why you'll like it

This two-bedroom flat is ideally situated in a popular location, just a short walk from local shops, cafés, and essential amenities. Offering a combination of space, convenience, and comfort, the property is perfect for first-time buyers, downsizers, or investors alike.

The spacious sitting/dining room is filled with natural light-ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with floor-to-ceiling units, offering generous storage options. There is also plenty of room for further appliances, allowing the kitchen to be tailored to suit your individual needs.

Both bedrooms are doubles, each offering enough space for wardrobes and additional furnishings. Whether used as bedrooms, a home office, or a guest room, they provide flexible accommodation for a range of lifestyles.

The bathroom is complete with a full-sized bath and a shower over, as well as a toilet and sink, offering a clean and practical space for everyday use.

Located in a vibrant and popular area, this flat benefits from excellent access to public transport links and is within walking distance of shops and local services. Whether you're grabbing a coffee, doing your weekly grocery run, or heading into town, everything you need is conveniently close by.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

