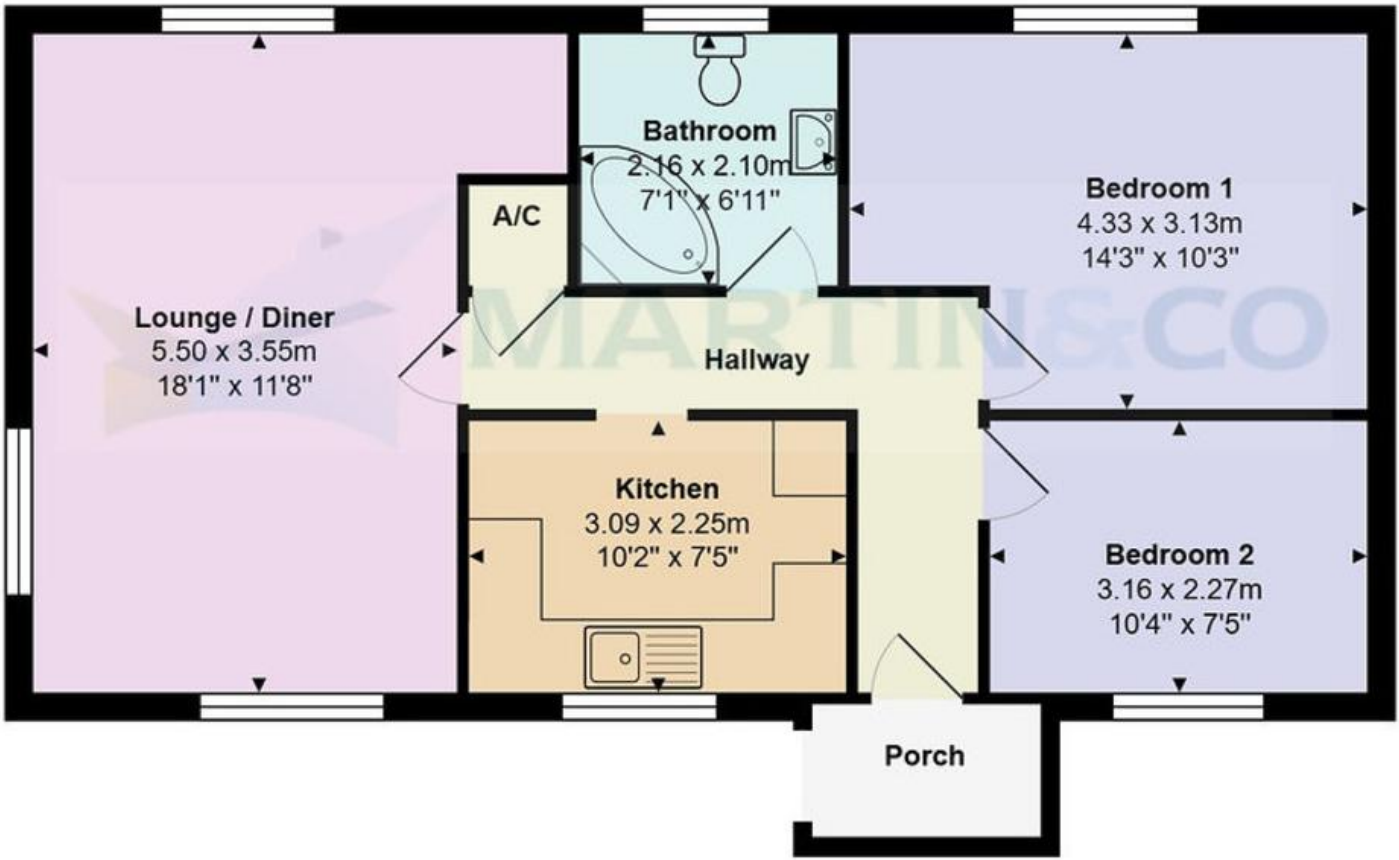


Property Location
Poole



Total Area: 61.5 m² ... 662 ft² (excl. Porch)
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.

Aspen Gardens, Poole

Asking Price Of £200,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Leasehold

Double Glazed Windows

Gas Central Heating

Long Lease

First Floor Flat

Private Entrance

Garage

No Forward Chain

Convenient Location

Private Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A well-presented and extremely well-lit two double-bedroom first-floor flat in a popular location. The property is spacious throughout and is accessed via the porch to the welcoming entrance hallway, to the right are the two bedrooms, which provide plentiful space for furniture. The separate kitchen is well-appointed and modern, with the gas central heating boiler wall-mounted in the corner. The three-piece bathroom is fully tiled with a vanity wash hand basin and mixer tap over, corner bath and WC, there is also a storage/airing cupboard located in the hallway just before stepping into the lounge/dining room with dual aspects windows and plenty of space for relaxing and dining. Outside there is allocated parking and a garage in a nearby block. Additional parking can be found on the road.

Parkstone is an area of Poole which was mainly developed in the Victorian era with various areas for newer, small estates. Most of the main shopping area is along Ashley Road, which has an extensive range of shopping facilities along with pubs, restaurants and coffee shops.

Parkstone has a large number of schools for all ages with the Bournemouth & Poole College close by. Branksome recreational park is also near & is the largest sporting & playing space in the area.

Poole and Bournemouth town centres & their award winning beaches are close at hand and easy to access via public transport. There is also Branksome train station which provides direct links to London Waterloo as well as Southampton & Southampton Airport.

Agent Notes:

Tenure: Leasehold
Ground Rent: £50 pa
Service Charge: £836 pa
Council Tax: Band B

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 Bournemouth 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.

