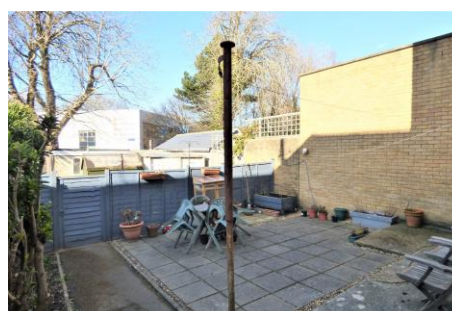
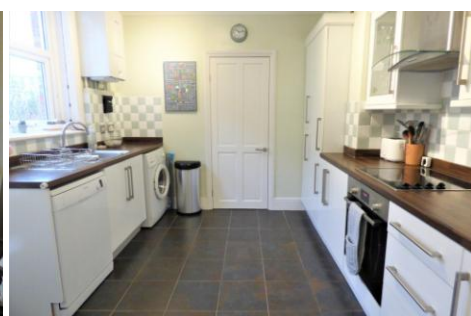


**31a North Road, Lower Parkstone,  
Poole, BH14 0LT**

**£199,950  
Share of  
Freehold**



**An exceptionally well presented ground floor garden flat with its own private entrance situated close to Ashley Cross and a short walk away from Poole Park. The well-proportioned living accommodation comprises of an inner reception hall, lounge with bay window, spacious kitchen, double bedroom with built in wardrobes and a modern bathroom. There is double glazing, gas fired central heating, garden area, garage, off road parking and the property has a share of the Freehold.**

**LOCATION NOTE:** The flat lies within a very popular and convenient location being a short walk away from Poole Park and this leads on to the Dolphin Shopping Centre and Poole Quay. Ashley Cross is a very short drive away, with its fashionable bars, bistros, restaurants and mainline London railway station. The larger resort town of Bournemouth and Sandbanks beaches are approximately a fifteen to twenty minute driveaway.

**UPVC PART DOUBLE GLAZED OPAQUE SIDE ENTRANCE DOOR** Leads through to:

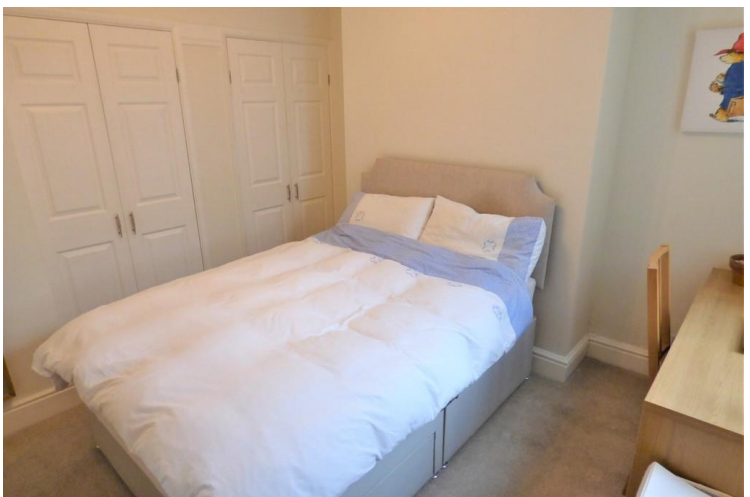
**KITCHEN** 11' x 10' (3.35m x 3.05m) Fitted with a range of white gloss fronted wall and base units to include glass fronted display cabinets, dark wood grain effect square edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, integrated four ring Indesit electric hob, stainless steel chimney style extractor hood above, fan assisted oven and grill below, integrated fridge freezer, space for washing machine and dishwasher, Worcester boiler, radiator, coved and smooth set ceiling, light point, part tiled walls and tiled floor, UPVC double glazed window. From the kitchen a doorway leads through to:

**BATHROOM** 10' x 4' 7" (3.05m x 1.4m) Comprising a white three piece suite to include panel enclosed bath with pillar taps, mains operated shower, low flush WC, pedestal wash hand basin with pillar taps, part tiled and wooden tongue and groove walls, glass fronted storage cabinet, two UPVC double glazed opaque windows, textured ceiling, light point, ladder style towel rail, tiled floor.

**STEP UP FROM KITCHEN** Leads into:

**INNER HALLWAY** Coved and textured ceiling, storage area, two light points, fire alarm, radiator. From the hallway, doorway leads through to:

**LOUNGE** 14' 2 " into bay x 12' 10" into recess (4.32m x 3.91m) UPVC double glazed bay window, coved and textured ceiling, light point, focal point electric fire with marble hearth, inlay and wooden mantel surround, cable/TV point (subject to any necessary subscriptions), telephone point, radiator.



**BEDROOM** 11' 0" to wardrobe fronts x 10' 6" into recess (3.35m x 3.2m) Coved and textured ceiling, light point, UPVC double glazed window to rear, along one wall are fitted wardrobes with double opening doors, shelving and hanging space, double panelled radiator, additional space for free standing bedroom furniture.

**OUTSIDE** There is a section of garden which is laid out with patio slabs and this is ideal for outside dining/garden furniture plus there is an area for a free standing storage unit. A dividing fence with a gate provides shared access to the rear where the GARAGE is located and to the front of this is an off road parking space.

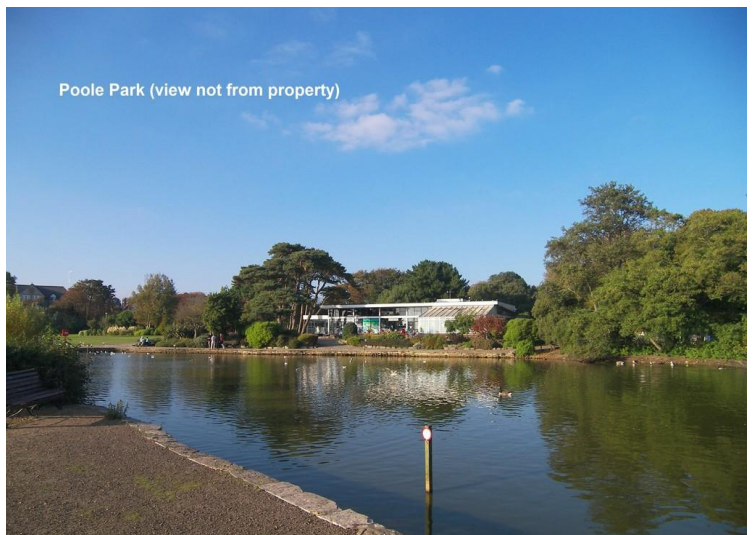
**TENURE** Share of Freehold. The property is held on a 999 year lease from 1987.

**MAINTENANCE** On an 'as and when' basis with the first floor flat.

**COUNCIL TAX BAND 'A'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** 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. 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 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.

**Ref: 14155**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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