

**20 Douglas Gardens, Parkstone,
Poole, BH12 2AG**

**£125,000
Leasehold**



IDEAL INVESTMENT OPPORTUNITY. A spacious one bedroom first floor flat forming part of an attractive low rise block set within attractive and well tended gardens. The property is conveniently situated being close to the Ashley Road and offers spacious and well configured accommodation comprising hallway, lounge/dining room, kitchen, double bedroom and a family bathroom. The property has the benefit of an allocated parking space.

APPROACH Threshold step to private front door

ENTRANCE LOBBY Staircase rising to first floor

FIRST FLOOR LANDING Access to loft hatch, built in cupboard housing lagged hot water cylinder with slatted linen shelving

KITCHEN 7' 8" x 6' (2.34m x 1.83m) Comprising single drainer stainless steel sink unit with cupboards under, further base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, gas and electric cooker points, front aspect window, wall mounted central heating boiler, space and plumbing for automatic washing machine, laminate flooring

LOUNGE/DINER 17' 2" x 14' 2" narrowing to 9' 2" (5.23m x 4.32m) Front aspect window,, wall mounted radiator, laminate flooring

BEDROOM 11' 6" x 11' 3" (3.51m x 3.43m) Front aspect window with tiled sill, wall mounted radiator, laminate flooring, built in wardrobes

BATHROOM Fitted with a coloured suite comprising panel enclosed bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin, low flush WC, part ceramic tiled walls, wall mounted radiator, small obscure glazed window

OUTSIDE The block is situated within attractive and well tended communal gardens. One allocated parking space with visitors parking. There is also a bin storage cupboard.

TENURE Leasehold. We are informed by the vendor that there are 69 years remaining on the Lease.

GROUND RENT £100 p.a.

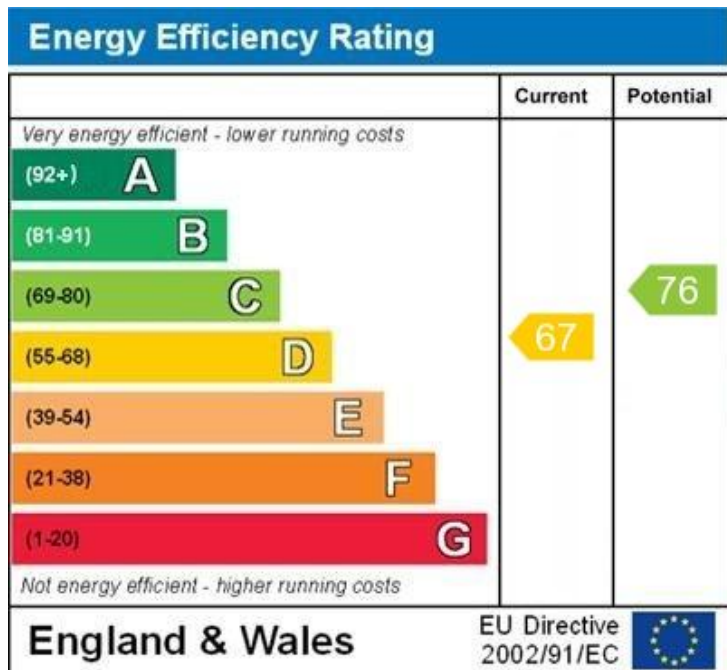
SERVICE CHARGE £500 p.a.

COUNCIL TAX BAND 'B' 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.

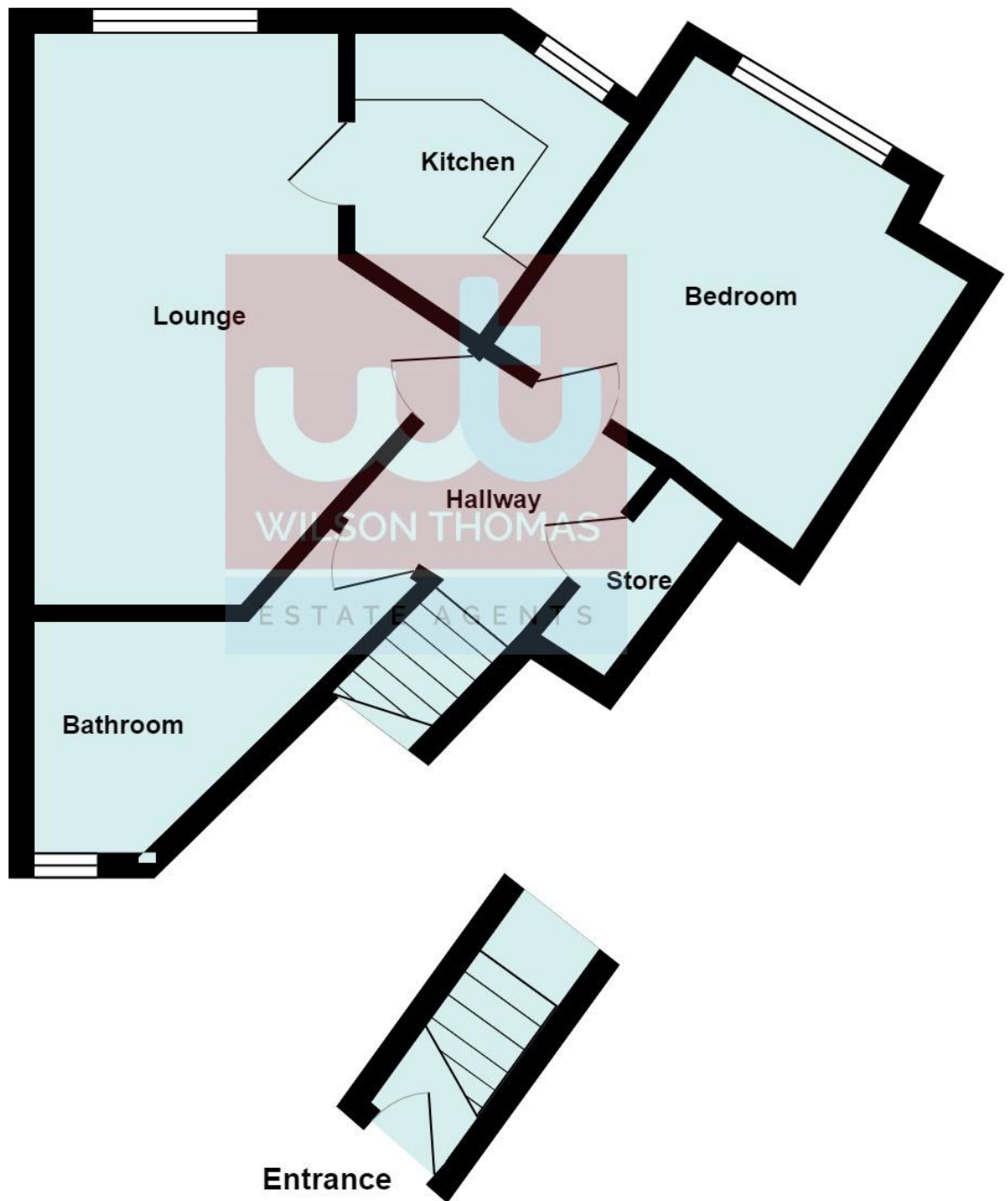
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