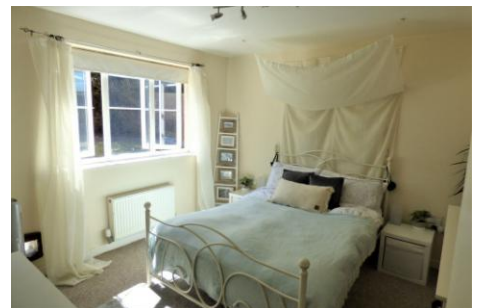


**Flat 2 Zachary Lodge,  
166 Albert Road, Parkstone, Poole,  
Dorset, BH12 2HA**

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**£174,950  
Leasehold**



**A well presented purpose built ground floor flat offering well proportioned living accommodation comprising entrance hallway, lounge/dining room with bay window, modern fitted kitchen, two bedrooms and spacious bathroom. There is UPVC double glazing, gas fired central heating (new boiler), allocated off road parking and we feel that the property would make an ideal starter home or investment opportunity. No forward chain.**



**COMMUNAL DOORS** With wall mounted security entry phone system lead through to:

**COMMUNAL HALLWAY** This leads up to the:

**PERSONAL FRONT ENTRANCE DOOR** Into:

**ENTRANCE HALLWAY** Coved and smooth set ceiling, light point, fire alarm, radiator, wall mounted security entry phone system, Sunvic thermostat control dial, wood effect laminate flooring, storage cupboard housing the electric consumer unit, white panelled doors then lead off to:

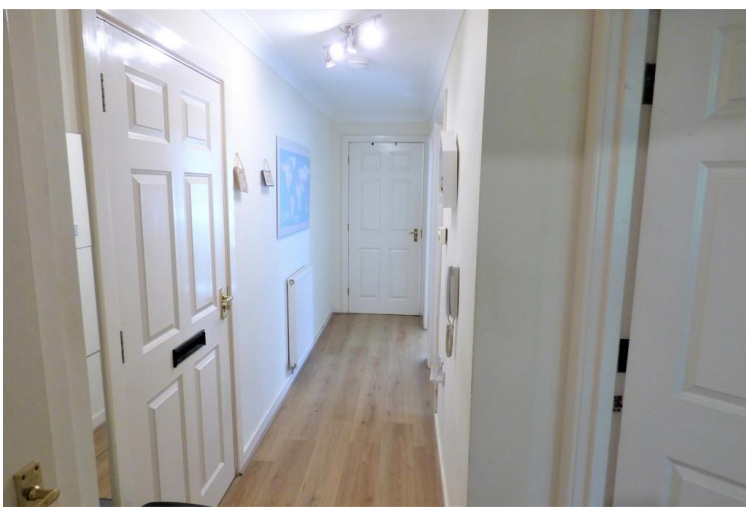
**LOUNGE/DINING ROOM** 16' x 10' (4.88m x 3.05m) Coved and smooth set ceiling, light point, UPVC double glazed bay window to front, radiator below, TV point, space for table and chairs, wood effect laminate flooring, telephone point.

**KITCHEN** 9' 1" x 6' 1" (2.77m x 1.85m) Comprising a range of white gloss fronted wall and base units to include drawers, roll edge worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, integrated four ring gas hob, stainless steel chimney style extractor hood above, part tiled walls, space for free standing appliances to include upright fridge/freezer and washing machine, new wall mounted boiler with warranty, shelving, UPVC double glazed window to front aspect, smooth set ceiling, light point, wood effect laminate flooring.

**BEDROOM 1** 11' x 10' 10" (3.35m x 3.3m) Smooth set ceiling, light point, UPVC double glazed window overlooking the communal grounds, radiator below, ample space for free standing bedroom furniture.

**BEDROOM 2** 11' x 7' 5" (3.35m x 2.26m) Smooth set ceiling, light point, UPVC double glazed window to side aspect, radiator, space for free standing bedroom furniture.

**BATHROOM** 7' 5" x 5' 7" (2.26m x 1.7m) Comprising a white three piece suite to include panel enclosed bath with mixer tap, shower attachment, bi-folding shower screen to the side with white trim, pedestal wash hand basin with mixer tap, double door storage cupboard below, low flush push button WC, radiator, part tiled walls, UPVC double glazed opaque window to rear aspect, smooth set ceiling, light point, extractor fan, lino flooring.





**OUTSIDE** The flat is set within very well maintained communal grounds and we understand that there is an allocated parking space conveyed with the property.

**LEASE INFORMATION** We are informed by the vendor that there are 85 years remaining on the Lease. The current owner has a cat but this is the only flat where this is allowed. We understand that sub-letting is permitted in Zachary Lodge.

**MAINTENANCE** £1400 p.a.

**GROUND RENT** £200 p.a.

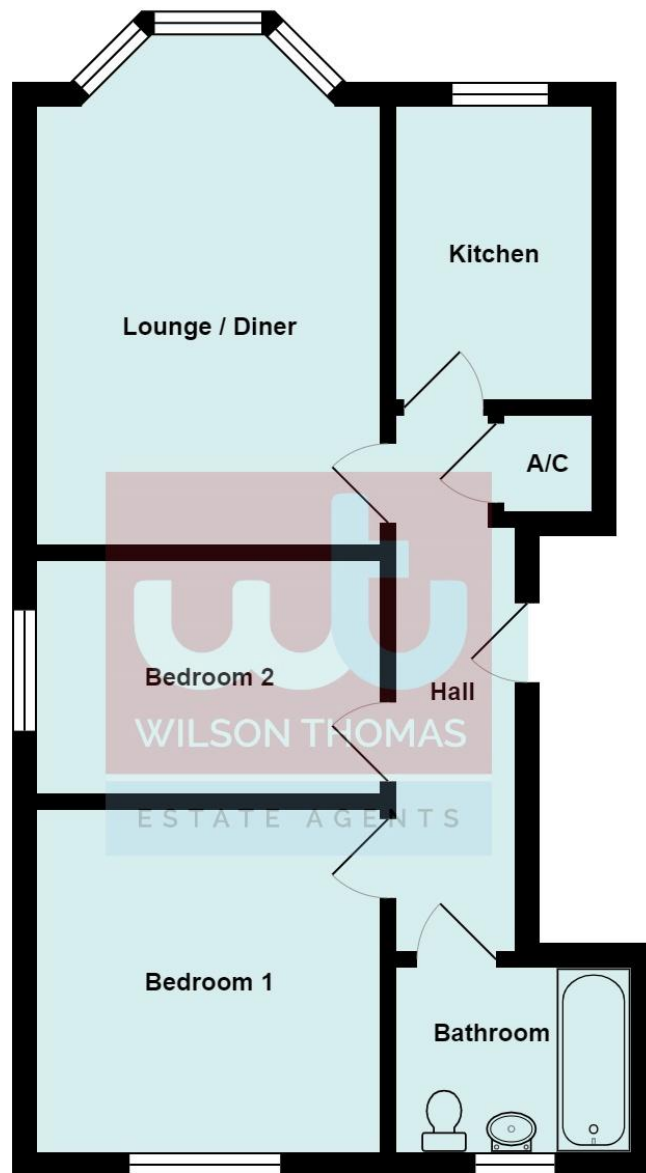
**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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.

**Ref: 13897**



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>	78	78
(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	



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