

**54 Fortescue Road, Parkstone, Poole,  
Dorset, BH12 2LJ**

**Guide Price:  
£210,000  
Leasehold**

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**An ideal first time buy or investment property. A rare opportunity to acquire a two bedroom first floor apartment being only one of two properties and has the benefit of its own private entrance. The property offers light and well configured accommodation comprising hallway, lounge/dining room, kitchen, two bedrooms and a family bathroom. Other features include UPVC double glazing and a good size private rear garden.**

**APPROACH** The property has the benefit of its own private entrance. A staircase leads up to an external landing with a part glazed UPVC front door which opens into:

**ENTRANCE HALL** Loft hatch, wall mounted storage heater

**LOUNGE** 14' 5" x 10' 9" (4.39m x 3.28m) A light south facing room with a UPVC double glazed front aspect window, wall mounted storage heater, ornamental decorative fireplace with raised tiled hearth, gas point.

**KITCHEN** 9' 11" x 6' 5" (3.02m x 1.96m) Fitted with a range of units comprising of base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, single bowl single drainer sink unit with chrome swan neck mixer tap, built in electric oven with matching four ring electric hob and extractor hood above, space and plumbing for automatic washing machine, space for free standing fridge/freezer, laminate flooring, a UPVC double glazed window overlooks the rear garden, cupboard housing the hot water cylinder, a part glazed UPVC door opens onto the external landing.

**BEDROOM 1** 12' 3" x 11' (3.73m x 3.35m) UPVC double glazed front aspect window, wall mounted electric heater.

**BEDROOM 2** 10' 1" x 7' 11" narrowing to 6' 1" (3.07m x 2.41m) A UPVC double glazed window overlooks rear garden, wall mounted electric heater.

**BATHROOM** Fitted with a coloured suite comprising panel enclosed bath, wall mounted Triton electric shower with rail and curtain, low flush WC, pedestal wash hand basin, part ceramic tiled walls, vinyl flooring, UPVC obscure double glazed rear aspect window.

**OUTSIDE - REAR** The rear garden is of a good size and is mainly laid to lawn. A central dividing set of steps lead to the rear of the garden where there is a small raised area of garden which has been laid with artificial grass and is bordered by a block retaining wall.

**LEASE INFORMATION** The property is held on a 125 year Lease from 2017. We are informed by the vendor that sub-letting and pets are permitted at this property.

**GROUND RENT** £250 p.a.



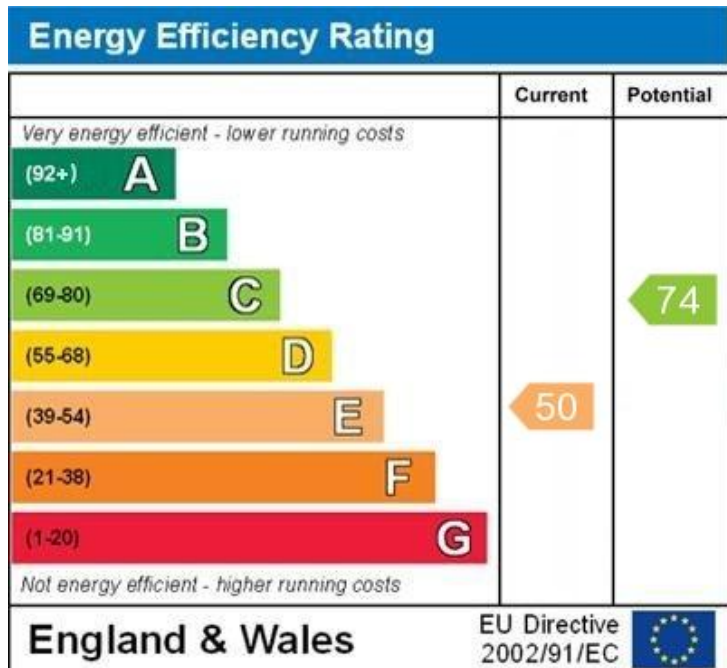
**BUILDINGS INSURANCE** £250 p.a.

**SERVICE CHARGE** There is no annual service charge payable.

**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: 14770**



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