

**FOR SALE**



**2 Bayview Rise, Sandecotes Road, Lower Parkstone**  
**£310,000**

  
**MARTIN & CO**



**2 Bayview Rise,  
Sandecotes Road  
£310,000**

- two double bedrooms!
- SHARE OF FREEHOLD! (986)
- council tax band D = £1496pa
- balcony
- COMMUNAL GARDENS
- Garage!



This ground floor, two bed roomed apartment has a fabulous private terrace to look out upon the communal gardens! With a **SHARE OF THE FREEHOLD & NO FORWARD CHAIN**, this property also benefits from a garage, large kitchen, an ensuite shower room & is located on Sandecotes Road, a short walk to either Ashley Cross or Penn Hill!

**ENTRANCE HALL** Ceiling light, built in cupboard, additional airing cupboard, radiator.

**LIVING ROOM** 17' 11" x 15' 5" (5.47m x 4.71m) Large room, with double glazed sliding doors leading to the private sun terrace. Electric fire with mantelpiece over & hearth, two radiators.

**ENCLOSED SUN TERRACE** Accessed directly from the living room; this paved terrace/balcony offers a very tranquil, private space from where you can look across the gardens & enjoy the sunshine! There is plenty of room for seating on the terrace with an outside light too.

**KITCHEN** Ceiling light, double glazed windows to both rear & side aspect, also overlooking the gardens. Extensive range of wall & base units with worktop over & tiled splashbacks. Stainless steel hob with electric oven, integrated fridge & freezer, space & plumbing for washing machine. Wall mounted 'Worcester' gas central heating boiler. Breakfast bar with space for seating, with further base cupboards.



MASTER BEDROOM Ceiling light, double glazed window to front aspect overlooking the gardens. Bank of fitted wardrobes with mirrored sliding door, radiator.

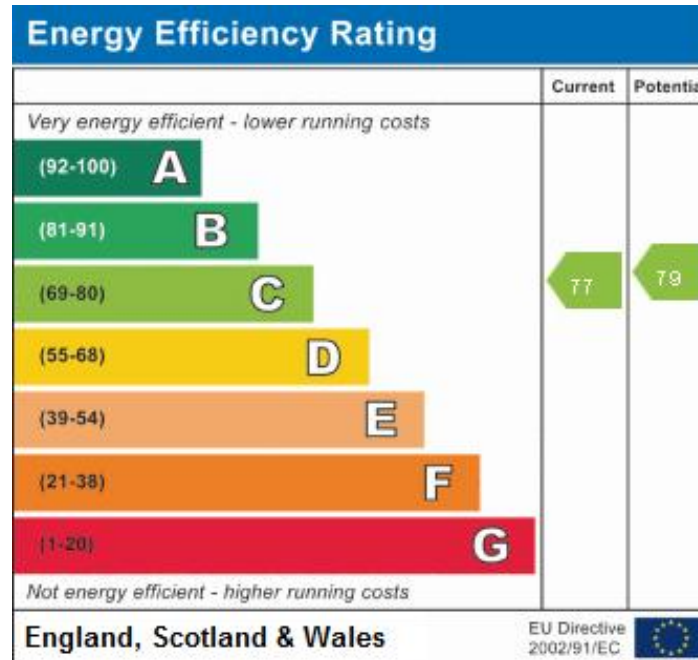
ENSUITE SHOWER ROOM Ceiling light, double glazed opaque window to side aspect, basin & toilet. Shaver point with light, wall mounted mirror & mirrored cabinet, tiled splashbacks.

BEDROOM Ceiling light, double glazed window to front aspect. Fitted wardrobes with mirrored doors. Radiator.

FAMILY BATHROOM Ceiling light, double glazed opaque window to side aspect. Fully tiled, the suite includes a bath with shower attachment over, toilet & basin with mirror & shaver point over. Radiator.

GARAGE with light & up & over door.

COMMUNAL GARDENS Mainly laid to lawn with planted borders & several attractive mature trees providing lots of privacy.







## Martin & Co Poole

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