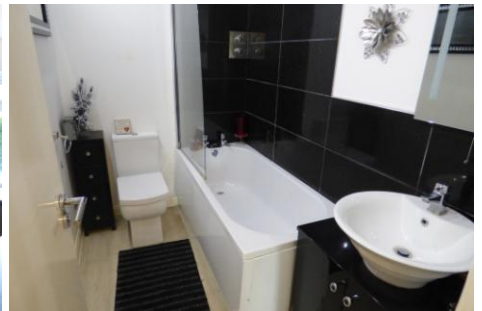


**Farley Lodge,
103-105 Bournemouth Road,
Lower Parkstone, Poole, BH14 9HR**

**£199,950
Leasehold**



*** NO FORWARD CHAIN * Situated within an extremely popular and convenient location a short walk away from excellent bus routes, amenities, and within easy reach of Penn Hill and Ashley Cross lies this purpose built ground floor apartment. The light and bright well-proportioned living accommodation comprises of an entrance hallway, good size lounge/dining room, spacious stylish kitchen/breakfast room, two bedrooms and bathroom. There is UPVC double glazing, gas fired central heating, residents and visitors permit parking, a garage in a nearby block and the development is set within very well maintained communal grounds.**

LOCATION NOTE The development is set within an excellent location being a short walk away from bus routes and local shops. Penn Hill and Ashley Cross with its fashionable bars, bistros and restaurants is a short drive away and located here you will find a main line London railway station, along with another one located in Branksome. The property also lies within the favoured Courthill and Baden Powell school catchments with Bournemouth town centre and local beaches being approximately a 10/15 minute drive away.

COMMUNAL PART DOUBLE GLAZED DOOR With matching window to the side and wall mounted security entry phone system, leads through to:

COMMUNAL LOBBY Which then leads up to the personal front entrance door with spyhole and into:

COMMUNAL HALLWAY This then leads up to a part glazed door with matching side panels and through to:

ENTRANCE HALLWAY Coved and smooth set ceiling, two silver light points, wall mounted security entry phone system, radiator, airing cupboard with slatted shelving for linen storage, additional storage cupboard to the side, small cupboard housing the electric consumer unit, wood effect laminate flooring, telephone point, doors then lead off to:

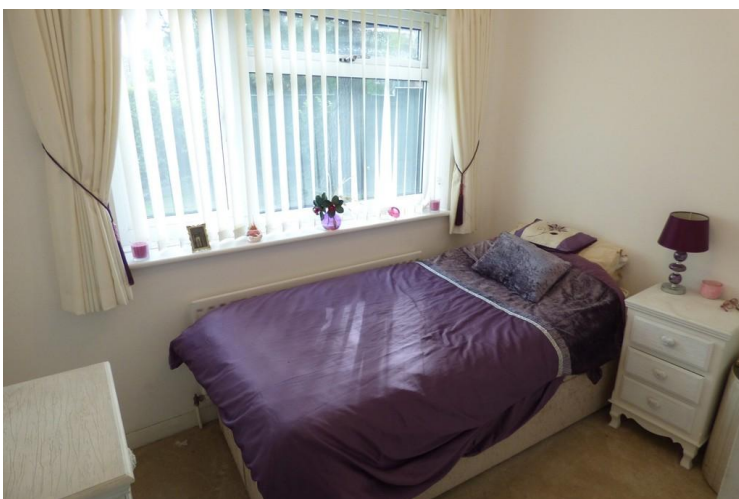
LOUNGE/DINING ROOM 16' x 13' (4.88m x 3.96m) Coved and smooth set ceiling, silver light and power points, UPVC double glazed window overlooking the side communal grounds, radiator below, TV, telephone and cable point (subject to any necessary subscriptions), focal point electric fire with decorative stones, marble hearth, inlay and mantel surround, space for table and chairs, Drayton thermostat control dial.

KITCHEN/BREAKFAST ROOM 12' 2" x 9' (3.71m x 2.74m)

A spacious and stylish kitchen/breakfast room comprising a range of contrasting gloss fronted light and dark grey soft close wall and base units to include matching drawers, square edge worksurfaces incorporating four ring electric hob, stainless steel extractor hood above, to the side there is an integrated Beko fan assisted oven and grill, integrated appliances to include fridge/freezer and washing machine, breakfast bar peninsular with space for two to three stools, concealed Worcester boiler, part tiled walls, UPVC double glazed window to rear aspect overlooking the communal grounds, smooth set ceiling, silver light and power points, over size tiles to floor, radiator.

BEDROOM 1 13' 1" x 9' 6" (3.99m x 2.9m) Smooth set ceiling, light point, UPVC double glazed window to the rear aspect overlooking the communal grounds, radiator below, built in bedroom furniture comprising of wardrobes with shelving and hanging space, locker storage above the bedhead area, two bedside cabinets and chest of drawers.

BEDROOM 2 8' 10" x 6' 6" exc. door recess (2.69m x 1.98m) Coved and smooth set ceiling, light point, UPVC double glazed window to the rear overlooking the communal grounds, radiator below, space for free standing bedroom furniture, silver light and power points.



BATHROOM 7' 5" x 5' (2.26m x 1.52m) Comprising of a white three piece suit to include panel enclosed bath with pillar taps, mains operated shower with rainfall shower head and silver circular control dials, vanity unit with circular wash hand basin with mixer tap, black gloss fronted double door storage cupboard below, wall mounted mirror light above, part tiled walls, low flush push button WC, extractor fan, downlighters, smooth set ceiling, tiled floor, chrome effect ladder style towel rail.

OUTSIDE The development is set within very well maintained communal grounds and there is a pathway leading up to a gate which gives access out on to Bournemouth Road and the local shops. We understand that there is residents' and visitors' parking on a first come first served basis with permits being required and the apartment is conveyed with a **GARAGE** with up and over door in a nearby block.

LEASE The property will be offered with a new Lease of approximately 170 years. We understand sub-letting and pets are permitted.

MAINTENANCE £1,286.88 per annum.

GROUND RENT We have been informed this is £100 per annum. (To revert to Peppercorn with extended lease).

AGENTS NOTE The sales particulars have not been verified by the home owner in the usual manner, so we would suggest that you confirm the information contained in these details with your legal representative prior to purchase. An interest is declared under the 1979 Estate Agency Act.

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: 14909

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM





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