

**Flat 4 Windsor Place,
7 Windsor Road, Lower Parkstone,
Poole, BH14 8SE**

**£339,950
Share of
Freehold**



A modern two bedroom, two bathroom first floor flat forming part of a small block of only five properties built in 2005 by renowned local developers Ankers and Rawlings. The property is presented in immaculate condition throughout and benefits from a contemporary open plan kitchen/dining/living space which opens onto a private balcony. There are two double bedrooms with the master bedroom having a generous en suite shower room and there is also a family bathroom. Other notable features include gas central heating, double glazing, allocated parking and a storage shed. The property is situated in a sought after and established residential area close the centre of Ashley Cross which offers a variety of independent shops, cafes, bars and bistros along with a mainline railway station to London Waterloo. Offered with no forward chain.

ENTRANCE A secure communal front door with entry phone opens into a light entrance foyer with stairs to the first floor

FRONT DOOR Leading to:

ENTRANCE HALL Panelled radiator, built in full height storage cupboard housing the pressurised hot water cylinder and electric consumer unit

OPEN PLAN KITCHEN/LIVING/DINING ROOM

A contemporary open plan kitchen/dining/living room

KITCHEN AREA 11' 5" x 9' 11" (3.48m x 3.02m)

Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complimentary range of roll top worksurfaces having ceramic tiled splashbacks, one and a half bowl stainless steel sink unit with chrome mixer tap, split level stainless steel Neff electric oven with matching Hotpoint microwave and four ring gas hob with extractor hood above, integrated fridge and freezer, dishwasher and washer/dryer, cupboard housing the Glow Worm gas fired central heating boiler, recessed ceiling spotlights, Amtico flooring, island unit incorporating a breakfast bar with fitted drawers and cupboards, UPVC double glazed front aspect window

LIVING/DINING AREA 17' 7" x 12' 4" (5.36m x 3.76m) Large UPVC windows with double doors open out onto a private balcony. Ample space for a family dining table, two panelled radiators

BALCONY A decked balcony with ample space for a table and chairs

BEDROOM 1 13' 4" x 10' 1" (4.06m x 3.07m) UPVC double glazed side aspect window, panelled radiator, built in double wardrobe, recessed ceiling spotlights

EN-SUITE SHOWER ROOM Fully tiled double shower enclosure with mains shower, low flush WC, pedestal wash hand basin, chrome ladder style heated towel rail, fully ceramic tiled walls, tiled floor, recessed ceiling spotlights, extractor fan

BEDROOM 2 11' 7" x 9' 7" (3.53m x 2.92m) UPVC double glazed rear aspect window, panelled radiator, built in double wardrobe



MAIN BATHROOM Fitted with a contemporary white suite comprising enclosed bath with mixer tap, shower attachment and shower screen, low flush WC with pedestal wash hand basin, ceramic tiled walls, tiled flooring, recessed ceiling spotlights, ladder style heated towel rail, extractor fan

LEASE INFORMATION Share of Freehold. We are informed that pets are permitted subject to approval from the management company. Sub-letting is also permitted.

MAINTENANCE Approximately £2000 p.a.

PARKING The property has the benefit of an allocated parking space and there is also a private storage shed.

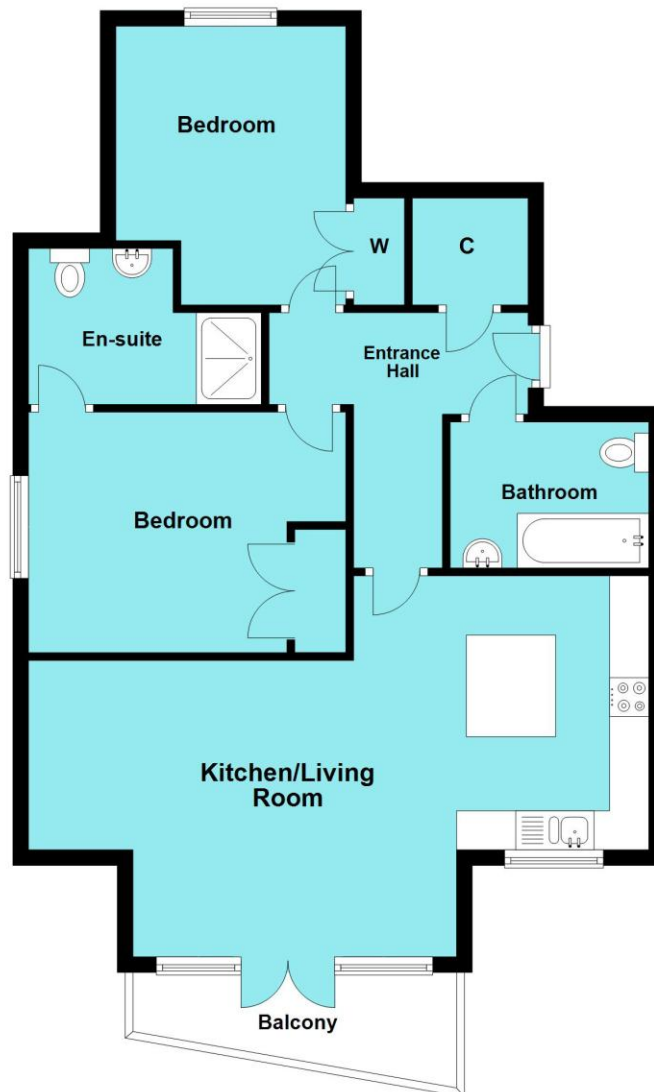
COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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: 14997



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Total area: approx. 73.2 sq. metres (788.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

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