

**Flat 10 View Point Lodge,  
614 Ashley Road, Parkstone, Poole,  
BH14 0AW**

**£189,950  
Leasehold**



**A first floor purpose built apartment forming part of a small low rise development conveniently situated close to the excellent amenities of Ashley Road, public transport and the Sea View viewpoint. The property offers light, good size living accommodation comprising of an entrance hallway, 16ft lounge/dining room, modern fitted kitchen, two double bedrooms and bathroom. There is UPVC double glazing, gas fired central heating, allocated off road parking and visitors' parking spaces to the rear of the building and there are well maintained communal grounds. We feel that the property would make an ideal starter home or buy to let opportunity and it is offered with no forward chain.**

**GLAZED COMMUNAL DOOR** With wall mounted security entry phone system leads through to:

**COMMUNAL HALLWAY** Stairs then give access to:

**FIRST FLOOR** Personal front entrance door with spyhole and into:

**ENTRANCE HALLWAY** Coved and textured ceiling, light point, wall mounted security entry phone, storage cupboard housing the gas and electrics, radiator, wood effect flooring, doors lead off to:

**KITCHEN** 11' x 7' 6" (3.35m x 2.29m) Comprising a range of gloss cream fronted wall and base units to include carousel cupboard, matching drawers all with stainless steel type handles, square edge wood block effect worksurface incorporating four ring gas hob, chimney style extractor hood above and built in fan assisted oven and grill to the side, stainless steel drainer sink with mixer tap, space for free standing appliances to include tumble dryer, washing machine and upright fridge/freezer, tiled walls, UPVC double glazed window, textured ceiling, light point, wood effect flooring.

**LOUNGE/DINING ROOM** 16' x 12' (4.88m x 3.66m) Coved and textured ceiling, light point, large UPVC double glazed window, cupboard housing the Glow Worm boiler, radiator, space for table and chairs, TV and telephone points. From the lounge/dining room a door gives access to:

**INNER HALLWAY** Smooth set ceiling, light point, airing cupboard with slatted shelving for linen storage, doors then lead off to:

**BEDROOM 1** 14' x 9' 6" (4.27m x 2.9m) Coved and textured ceiling, two light points, UPVC double glazed window with radiator below, fitted wardrobe with hanging space and locker storage above, ample space for additional free standing or fitted bedroom furniture.

**BEDROOM 2** 10' x 8' (3.05m x 2.44m) Textured ceiling, light point, UPVC double glazed window with radiator below, built in wardrobe with double doors, hanging space, locker storage above, space for additional free standing or fitted bedroom furniture.

**BATHROOM** 7' x 5' 5" (2.13m x 1.65m) Comprising of a white three piece suite to include panel enclosed bath with mixer tap, shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, push button WC, tiled walls, radiator, UPVC double glazed opaque window, smooth set ceiling, light point, tile effect floor.

**OUTSIDE** The development is set within well maintained communal grounds. We have been informed that there is allocated parking and a visitors parking space (permits apply) to the rear of the building and this is accessed via Chatsworth Road.



**LEASE INFORMATION** We have been informed that there's approximately 71 years remaining on the current lease term. The property will be offered with a lease extension. We understand sub-letting and pets are permitted.

**MAINTENANCE** We have been informed this is £1,400 p.a. to include building insurance.

**GROUND RENT** We have been informed this is £35 p.a.

**AGENTS' NOTE** We would suggest that the information contained in these details be verified by your legal representative prior to purchase. An interest is declared under the 1979 Estate Agency Act.

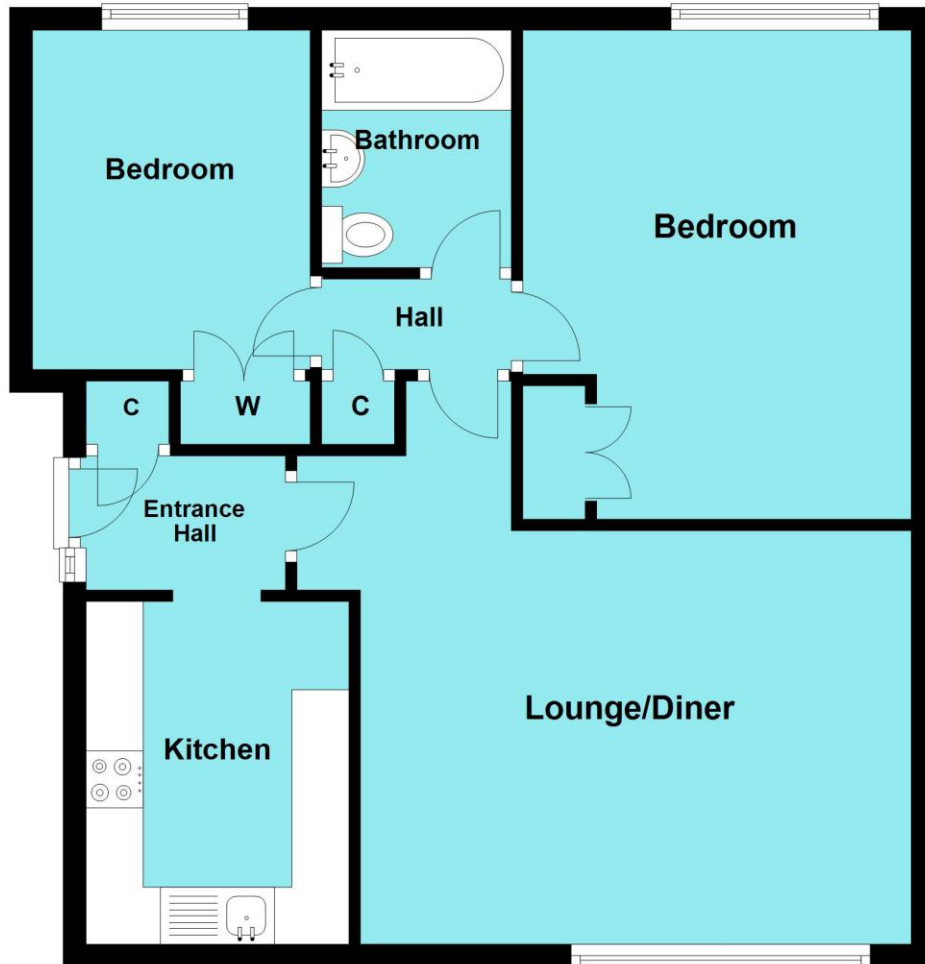
**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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: 15119**



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
(55-68) <b>D</b>	65	
(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	



**Total area: approx. 59.3 sq. metres (637.8 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.