

**Harriet Court,
2d Belle Vue Road, Lower Parkstone,
Poole, BH14 8TU**

**£260,000
Leasehold**



*** NO FORWARD CHAIN *** Nicely positioned within the heart of Lower Parkstone between Penn Hill and Ashley Cross with it's array of fashionable bars, bistros, restaurants and main line London railway station lies this low rise purpose built ground floor apartment. The well-proportioned living accommodation comprises an entrance hallway, lounge with French Doors leading out on to a private patio, modern fitted kitchen, two double bedrooms with fitted wardrobes and the master with an en-suite shower room and a stylish family bathroom. There is UPVC double glazing, gas fired central heating, allocated off road parking, garage, visitors parking and the building is set within well maintained communal grounds.

PATHWAY LEADS TO: Wooden part double glazed frosted communal door with lead feature, wall mounted security entry phone, this then leads through to:

COMMUNAL HALLWAY Which in turn leads to the personal front entrance door with spyhole and into:

ENTRANCE HALLWAY Coved and smooth set ceiling, downlighters, smoke detector, wall mounted security entry phone, chrome light and power points, radiator, wood effect laminate flooring, airing/storage cupboard with radiator, slatted shelving, coved and smooth set ceiling, doors lead off to:

LOUNGE/DINING ROOM 12' 7" x 12' 3" (3.84m x 3.73m) Enjoying a sunny southerly aspect with coved and smooth set ceiling, downlighters, two wall lights, radiator, chrome light and power points, TV, telephone and satellite points (subject to any necessary subscription), wood effect laminate flooring, space for table and chairs, UPVC double glazed French doors with matching double glazed windows to the side lead out onto:

PRIVATE PATIO A covered private patio suitable for outside dining/garden furniture, two wall lights.

KITCHEN 11' 10" x 6' (3.61m x 1.83m) Comprising a range of white fronted soft closing wall and base units to include matching drawers, square edge butchers block effect worksurfaces incorporating stainless steel one and a half bowl drainer sink with mixer tap, four ring gas hob, Smeg fan assisted oven and grill below, stainless steel chimney style extractor hood above with splashback, concealed Glow Worm gas combination boiler, open corner display shelving, space and plumbing for washing machine, undercounter fridge with freezer compartment, breakfast bar peninsular with space for two stools, radiator, two UPVC double glazed windows to front and side aspect, coved and smooth set ceiling, downlighters, slate effect tiled floor.

BEDROOM 1 14' 7" into wardrobe space x 9' 8" excluding large door recess (4.44m x 2.95m) Coved and smooth set ceiling, downlighters, UPVC double glazed window overlooking the communal grounds, radiator below, along part of one wall are fitted wardrobes with glass fronted sliding doors, shelving and hanging space, TV and telephone points, door leads through to:

EN-SUITE SHOWER ROOM 6' 7" x 5' (2.01m x 1.52m) Comprising of a built in shower cubicle with pull out glass door, mains operated shower, white trim, low flush push button WC, vanity unit with wash hand basin, wall mounted shaver point and below is a white gloss fronted storage cupboard, radiator, tiled walls and floor, smooth set ceiling, downlighters, extractor fan.

BEDROOM 2 12' x 8' 4" (3.66m x 2.54m) Smooth set and coved ceiling, two UPVC double glazed windows to the side and rear aspects, radiator, fitted wardrobe with shelving and hanging space.



BATHROOM Comprising of a white three piece suite to include panel enclosed bath with mixer tap and rain fall shower head, glass shower screen, chrome trim, pedestal wash hand basin with mixer tap, low flush push button WC, shaver point, wall mounted mirror, part brick effect tiled walls, tiled floor, smooth set ceiling, downlighters, extractor fan, chrome effect ladder style towel rail.



OUTSIDE The development is set within well maintained communal grounds and there is an allocated off road parking space plus a garage conveyed with the property with both being located near to the apartments private patio.

MAINTENANCE We have been informed that this is approximately £2,000 p.a.

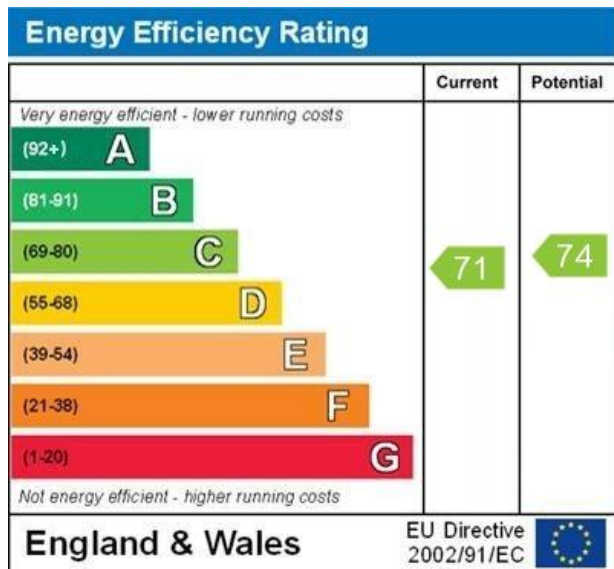
LEASE We have been informed that there are 169 years remaining. Sub-letting is permitted and pets are permitted with consent from the managing agent.

GROUND RENT N/A.



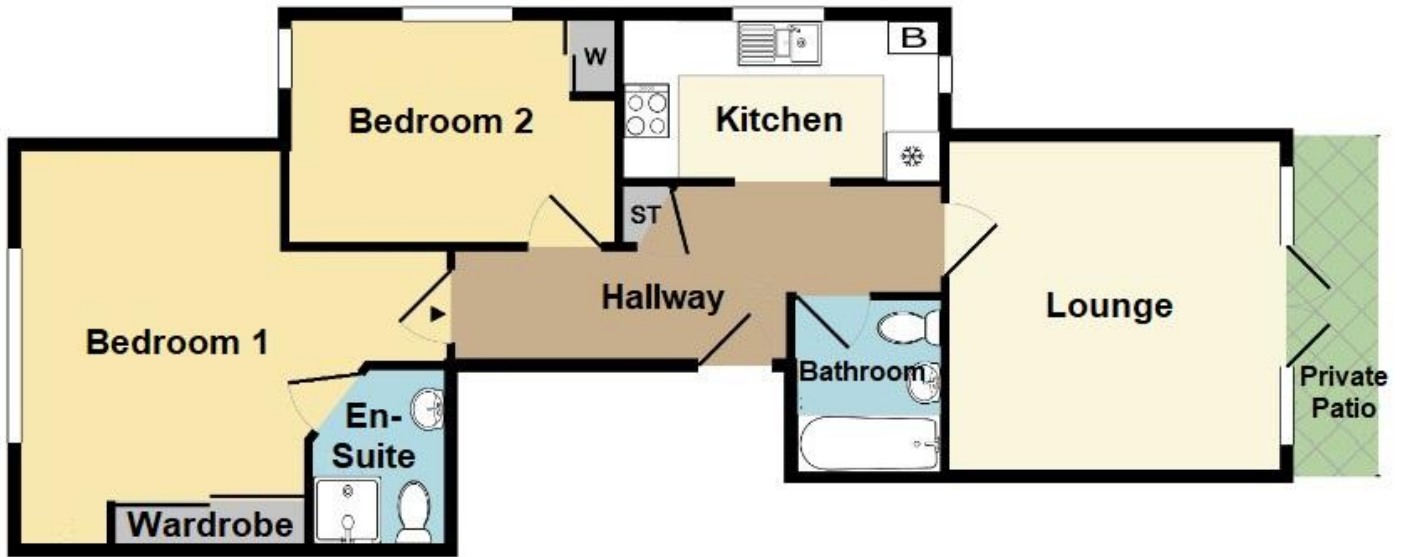
COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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: 15170**



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