

**Flat 3 Mayfield,
49 Danecourt Road, Lower Parkstone,
Poole, BH14 0PH**

**£237,500
Leasehold**



A recently refurbished two bedroom ground floor flat which forms part of a small low rise block situated within a short level walk of Ashley Cross. The property is presented in turn key condition with recent work including a new fitted kitchen, a contemporary bathroom suite, new flooring and redecoration throughout. The flat would make an ideal first time buy or investment property and offers spacious and well planned accommodation comprising entrance hall, open plan lounge/dining/kitchen, two double bedrooms and a family bathroom. Other features include gas central heating, double glazing, a single garage and an extended lease. Offered for sale with vacant possession.

COMMUNAL FRONT DOOR OPENS INTO:

ENTRANCE FOYER Stairs to all floors. Flat 3 is on the ground floor.

ENTRANCE VESTIBULE Internal door to:

ENTRANCE HALLWAY Radiator, built in full height storage cupboard, further full height storage cupboard with slatted wooden shelving, laminate flooring.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

22' 1" narrowing to 11' 11" x 21' 8" narrowing to 8' 10" (6.73m x 6.6m) A light and spacious open plan 'L' shaped room with two double glazed front aspect windows, two radiators, laminate flooring. The kitchen is fitted with a range of modern Shaker style units comprising base and wall mounted drawers and cupboards with complementary wood effect worktops, single drainer stainless steel sink unit with chrome swan neck mixer tap, electric oven with matching stainless steel four ring gas hob and extractor hood above, space and plumbing for automatic washing machine, space for fridge and freezer, wall mounted cupboard housing Glow Worm gas fired central heating boiler, double glazed side aspect window.

BEDROOM 1 11' 2" x 9' 10" (3.4m x 3m) Double glazed side aspect window, radiator.

BEDROOM 2 9' 6" x 8' 4" (2.9m x 2.54m) Double glazed side aspect window, radiator.

BATHROOM Fitted with a contemporary white suite comprising panel enclosed bath with chrome mixer tap, shower attachment and shower screen, inset wash hand basin with cupboards below, enclosed cistern WC, radiator, part ceramic tiled walls, obscure double glazed side aspect window.

PARKING The property has a single garage with up and over door.

LEASE INFORMATION The vendor informs us that there are 124 years remaining on the Lease. Sub-letting is permitted, however, pets are not.

MAINTENANCE £1200 per annum.

GROUND RENT N/A.

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



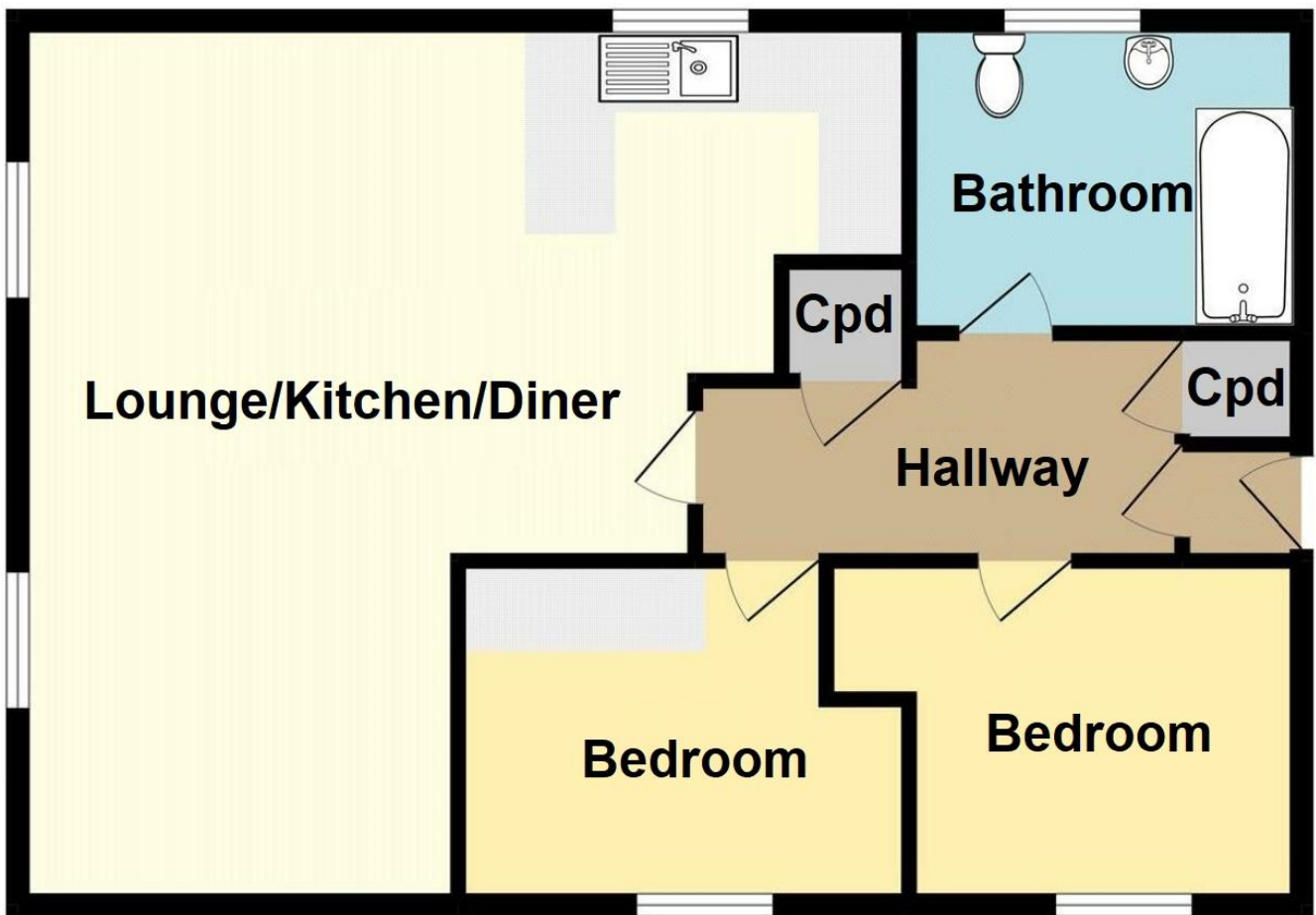
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 15193



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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