

FOR SALE



Quay House, Lower Parkstone
£229,995


MARTIN&CO

Quay House, Lower Parkstone

£229,995

- NO FORWARD CHAIN!
- council tax band 'C' = £1820pa
- service charge = £1883pa
- ground rent = £250pa
- 134 years on the lease

This two double bed roomed ground floor apartment benefits from direct garden access from the living room! The kitchen has integrated appliances, one of the bedrooms has an ensuite shower room, & there is allocated parking. Offered for sale with no forward chain, the property is located in a quiet development in the heart of Lower Parkstone.



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ENTRANCE HALL Two ceiling lights, radiator, large storage cupboard with additional airing cupboard housing 'Gloworm' boiler. Secure entry phone system.

LIVING ROOM 18' 9" x 14' 4" (5.74max x 4.38max) Two ceiling lights, two radiators, double glazed doors leading to the paved patio area & beyond to the communal lawns.

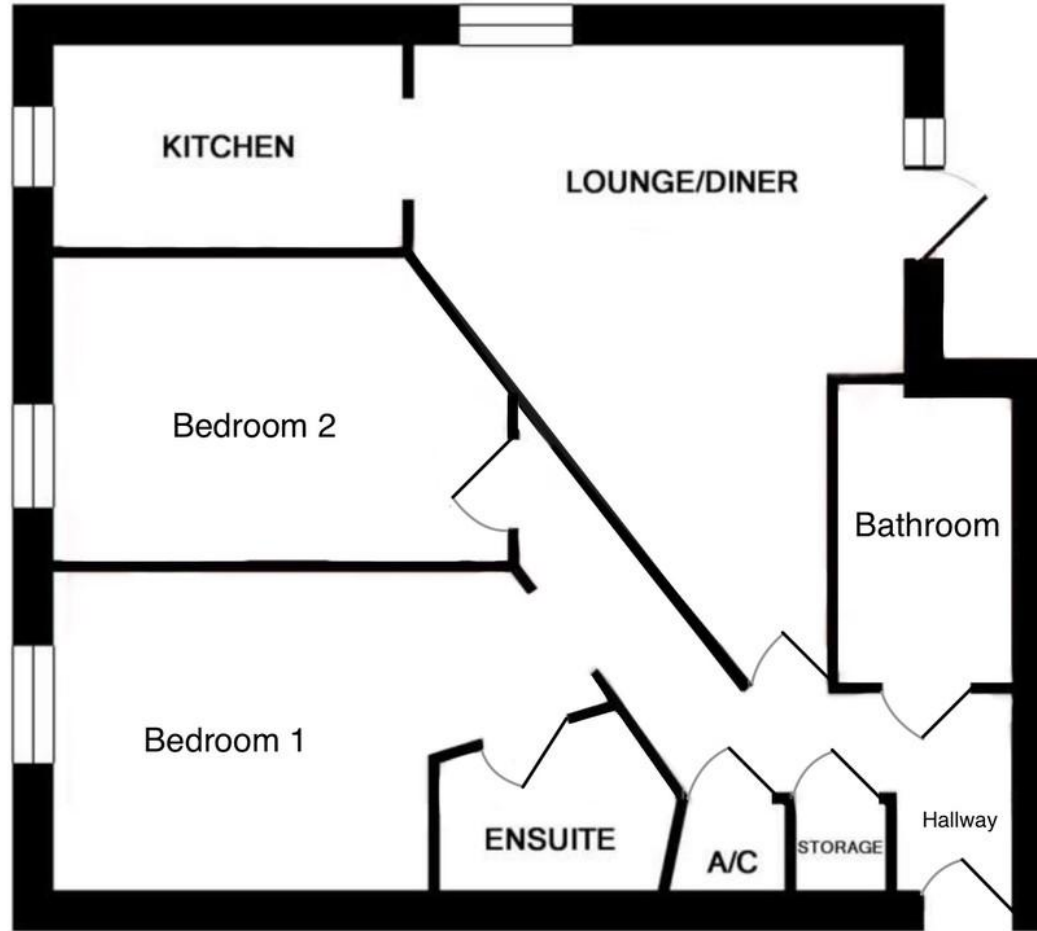
KITCHEN 10' 5" x 6' 3" (3.19m x 1.93max) Inset spotlights, double glazed window to rear aspect, range of wall & base units with worktop over & tiled splashbacks. Gas hob with electric oven beneath, integrated fridge/freezer, integrated dishwasher & space & plumbing for washing machine. Radiator, tiled flooring.

BATHROOM Ceiling light, bath with shower attachment over, toilet & vanity unit with inset basin & cupboards beneath, with tiled splashbacks. Shaver point, radiator, vinyl flooring.

PARKING One allocated parking space, visitors' spaces available on a first come, first served basis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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