

**144A Albert Road, Parkstone, Poole,
Dorset, BH12 2HA**

**£215,000
Share of
Freehold**



A rare opportunity to acquire an extended two double bedroom ground floor flat situated in the popular and established area of Parkstone, located a stones throw from local shops & amenities with convenient transport links on the door step. The property offers deceptively spacious and well presented accommodation comprising porch, hallway, 17' lounge/dining room with French doors to the rear terrace, 16' kitchen/breakfast room, two bedrooms and a modern shower room. Other notable features include gas central heating, double glazing, private rear terrace, large driveway, share of the freehold. Sub letting and pets permitted. Vendor suited.

APPROACH Via the driveway and down one side of the property where there are steps leading to:

COVERED PORCH Light, lockable storage cupboard and front door into:

ENTRANCE HALL Laminate flooring, panelled radiator, built in full height cupboard with fitted shelving, smoke detector

LOUNGE/DINER 17' 6" x 10' 5" (5.33m x 3.18m) Laminate flooring, two radiators, glazed UPVC double doors lead out to the rear terrace

KITCHEN 16' 4" x 9' 4" (4.98m x 2.84m) Fitted with a range of modern base and wall mounted cupboards and drawers with complementary work surface areas having ceramic tiled splashbacks, one and a half bowl stainless steel sink unit with chrome mixer tap, AEG stainless steel electric oven with four ring electric hob and stainless steel extractor hood above, space for free standing fridge/freezer, space and plumbing for automatic washing machine and tumble dryer, space and plumbing available for dishwasher, laminate flooring, UPVC double glazed rear window, part glazed UPVC door giving access to one side of the property, space for dining table and chairs, smoke detector

BEDROOM 1 13' 10" x 9' 2" (4.22m x 2.79m) UPVC double glazed front aspect window, panelled radiator, fitted storage to chimney recess with hanging rail, laminate flooring

BEDROOM 2 9' 5" x 8' 11" (2.87m x 2.72m) UPVC double glazed front aspect window, radiator

BATHROOM Fully tiled corner shower enclosure with mains shower and rain fall shower head, low flush WC, wash hand basin with cupboards under, chrome ladder style heated towel rail, UPVC double glazed obscure side aspect window, laminate flooring, extractor fan

OUTSIDE - REAR From the dining area steps lead down to a generous raised rear terrace which has been laid with timber decking and is enclosed by wooden fencing.

OUTSIDE - FRONT The ground floor flat has the benefit of the front garden which has been laid to shingle providing ample off road parking and is edged with raised flower and shrub borders.



LEASE INFORMATION We are informed by the vendor that the property has a share of the Freehold and is held on a 999 year lease from 1955. We understand sub-letting and pets are permitted at this property.

MAINTENANCE The vendor informs us this is on an as and when required basis shared with the other flats.

GROUND RENT N/A

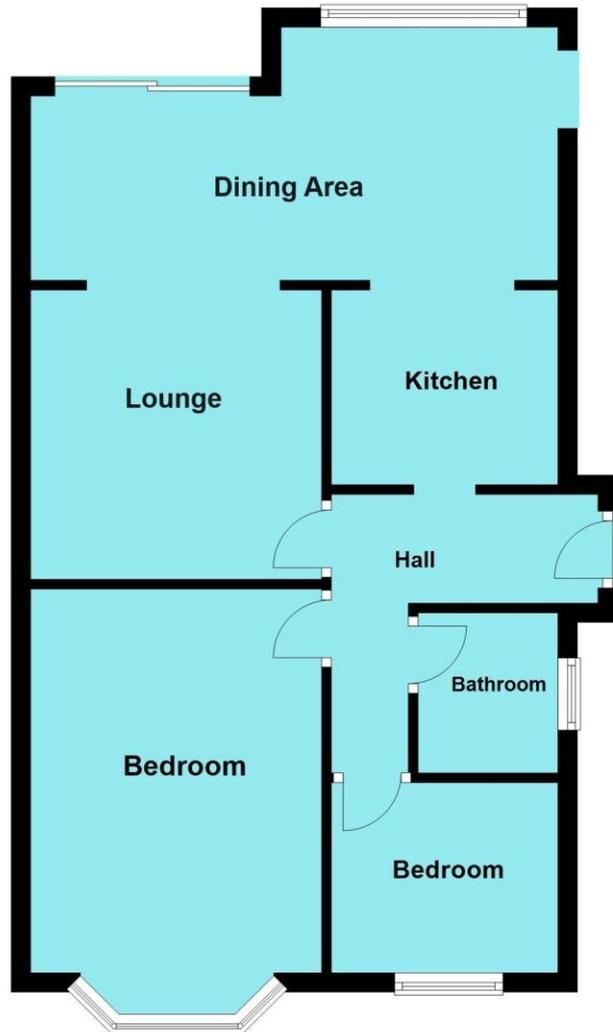
COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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: 15359



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 52.5 sq. metres (565.4 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk