

**FOR SALE**



**Gollytops, Commercial Road, Lower Parkstone**  
**£220,000**

  
**MARTIN&CO**

## Gollytops, Commercial Road, Lower Parkstone

- direct garden access
- allocated parking
- council tax band 'C' £1820.65
- service charge £1263.55 pa
- ground rent £150pa
- laminate flooring throughout

This two bedroomed ground floor apartment has the advantage of **DIRECT GARDEN ACCESS** from the living room & is a short walk from both Ashley Cross & Poole Park!

With an allocated parking space & bus stop nearby, the property is offered for sale with **NO FORWARD CHAIN!** Call us to view today!



**ENTRANCE HALL** Ceiling light, secure entry phone, large storage cupboard with shelving.

**LIVING ROOM** 13' 6" x 11' 11" (4.14m x 3.65m) Ceiling light, double glazed window & doors opening into the paved patio leading into the communal gardens. Radiator.

**KITCHEN** Ceiling light, double glazed window to side aspect. Range of wall & base units with stylish wooden effect doors, work top over & 'subway' tiled splashbacks in white. Electric hob, with oven beneath & extractor fan over. Integrated fridge/freezer & washer/dryer. Cupboard housing gas central heating boiler, radiator.

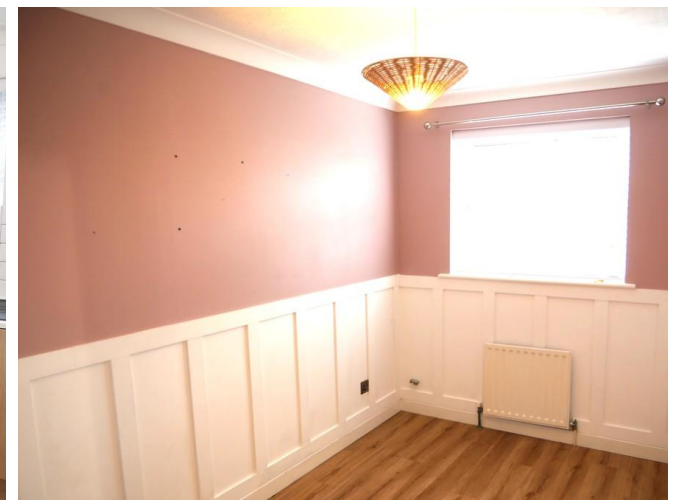
**BEDROOM** 13' 10" x 8' 8" (4.24m x 2.66m) Ceiling light, double glazed window to rear aspect overlooking the communal gardens, radiator. Fitted wardrobes, with drawers, hanging rails & shelving.

**BEDROOM** 10' 6" x 6' 10" (3.22m x 2.09m) Ceiling light, double glazed window to side aspect, radiate, feature wood panelling on the walls to add decorative interest.

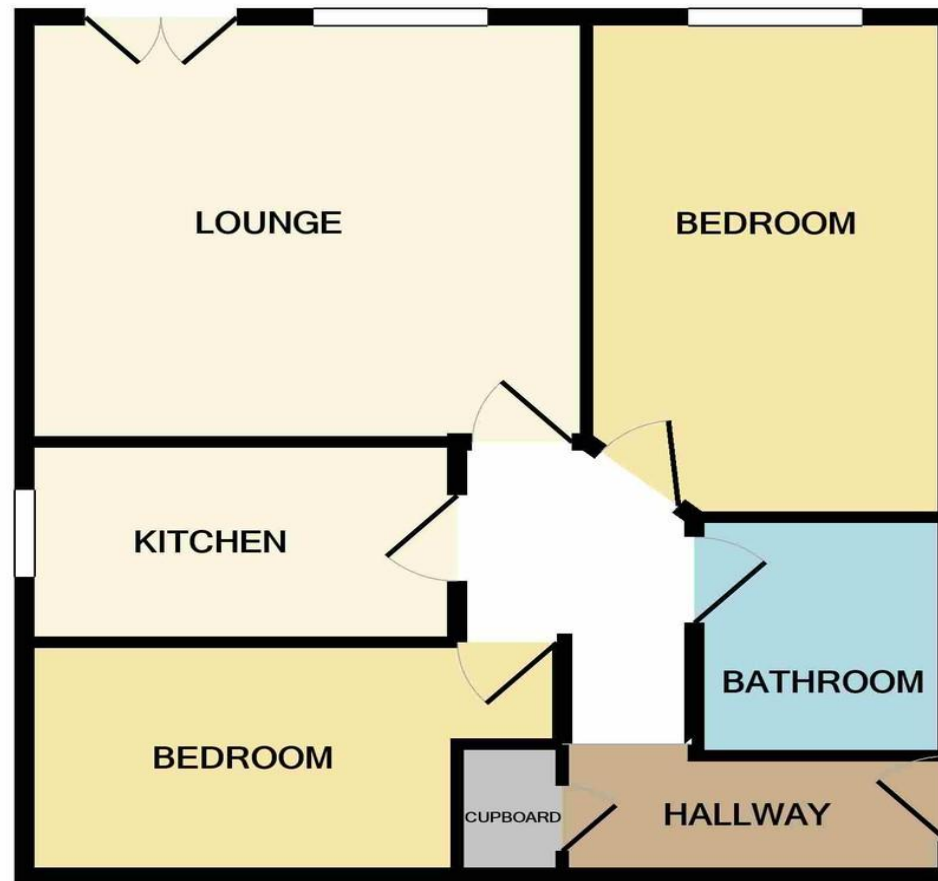
**BATHROOM** Ceiling light, extractor fan, the stylish & modern suite includes a bath with shower over, screen & 'subway' style splashbacks, which continue to the basin, toilet, space for heated towel rail style radiator.

**COMMUNAL GARDENS** Accessed directly from the living room, these gardens are laid to lawn & surrounded by mature hedging, also providing access to the residents' car park.

**PARKING** allocated space to the rear of the development.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Martin & Co Poole

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**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.