

**FOR SALE**



**Alexandra Lodge, Parsonage Road**  
**£220,000**

  
**MARTIN&CO**

## Alexandra Lodge, Parsonage Road

£220,000

- NO FORWARD CHAIN
- central Bournemouth location!
- 96 years on the lease
- council tax band 'C' £1820 pa
- second floor, with lift
- service charge £2793 pa/ground rent £100pa

This two **DOUBLE** bedroomed second floor apartment is a stones' throw from Bournemouth beach!

Located on a quiet no through road, the spacious apartment has a balcony, double glazing throughout, gas central heating, a garage & **NO FORWARD CHAIN!**



**ENTRANCE HALL** Central ceiling light, secure entry phone, large storage cupboard with shelving & lighting. Radiator.  
**LIVING ROOM** 15' 5" x 11' 10" (4.70m x 3.61m) Two uplighters, double glazed sliding doors opening on to the balcony, further double-glazed window to side aspect, radiator.

**KITCHEN/DINER** 11' 9" x 6' 6" (3.59m x 2.00m) Ceiling light, double glazed window to side aspect looking towards the communal grounds. Range of wall & base units with worktop over & tiled splashbacks. Cooker hob. gas hob with electric oven beneath, integrated fridge & freezer, space & plumbing for washing machine. Wall mounted bistro style table, cupboard housing 'Worcester' gas central heating boiler.

**MASTER BEDROOM** 12' 0" x 8' 10" (3.67m x 2.70m) Double glazed window to front aspect, range of built in bedroom furniture to include wardrobes, bedside table & overbed storage cupboards. Radiator.

**BEDROOM** 10' 3" x 8' 11" (3.13m x 2.74m) Wall mounted uplighter, double glazed window to side aspect, radiator.

**BATHROOM** Wall mounted lamp, double glazed opaque window to side aspect. The bathroom is fully tiled in a stylish black & white colour scheme, with a bath, enclosed shower cubicle with 'Mira' shower, toilet, & vanity unit with inset basin & cupboards beneath. Large wall mounted mirror, heated towel rail style radiator.

**GARAGE** with up & over door.



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>		78	80
(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.