

**22 Douglas Gardens, Parkstone,  
Poole, BH12 2AG**

**£165,000  
Leasehold**

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**\*\*IDEAL FIRST TIME BUY OR BUY TO LET\*\*** A two bedroom first floor maisonette with its own private entrance which forms part of a small development of apartments set within attractive and well maintained communal gardens and is situated at the end of a quiet cul de sac just a few minutes walk from the Ashley Road. The property offers considerable scope for improvement being in need of complete refurbishment and has the benefit of gas central heating, low annual service charges, double glazing, an allocated covered parking space and outside storage cupboard. Offered for sale with no forward chain. Subletting and pets permitted.



**THRESHOLD STEP** Porch light, own private UPVC front door opens into:

**ENTRANCE VESTIBULE** Staircase to:

**FIRST FLOOR LANDING** Loft hatch, radiator, cupboard housing consumer unit, built in airing cupboard housing hot water cylinder with slatted wooden linen shelf.

**LOUNGE/DINING ROOM** 17' 6" x 9' 8" (5.33m x 2.95m) A bright south facing room with a UPVC double glazed front aspect window, radiator, ample space for dining table.

**KITCHEN** 7' 9" x 5' 10" (2.36m x 1.78m) Fitted with a simple range of units comprising floor mounted drawers and cupboards with complementary worktop, ceramic tiled splashback, single drainer stainless steel single bowl sink unit, wall mounted gas fired central heating boiler, UPVC double glazed window.

**BEDROOM 1** 14' 3" x 9' 6" (4.34m x 2.9m) UPVC double glazed rear aspect window, radiator, built in wardrobe with hanging rail.

**BEDROOM 2** 8' 7" x 7' 2" (2.62m x 2.18m) UPVC double glazed window, radiator.

**BATHROOM** Fitted with a coloured suite comprising panelled bath, low flush WC, pedestal wash hand basin, part ceramic tiled walls.

**OUTSIDE** The development is set within attractive and well tended communal gardens. Just by the front door of the flat is an external storage cupboard.

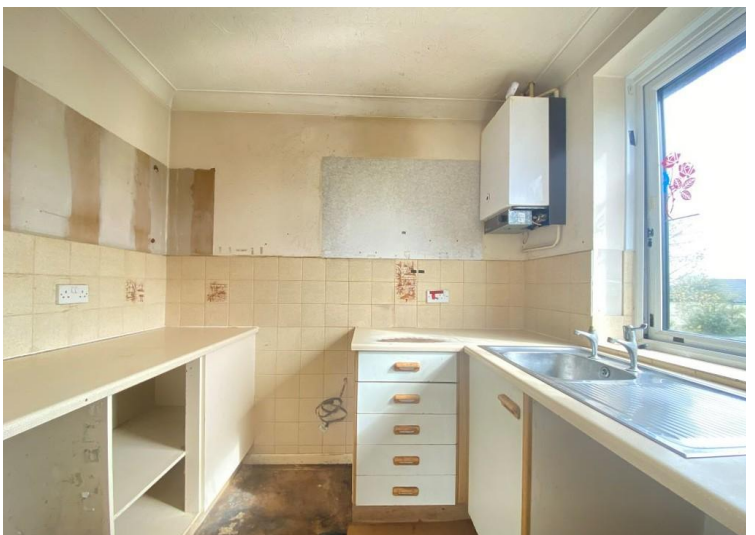
**PARKING** There is a covered parking space for one car.

**TENURE** The property will be offered with a new lease.

**SERVICE CHARGE** £690.00 per anum.

**GROUND RENT** £100.00 per anum.

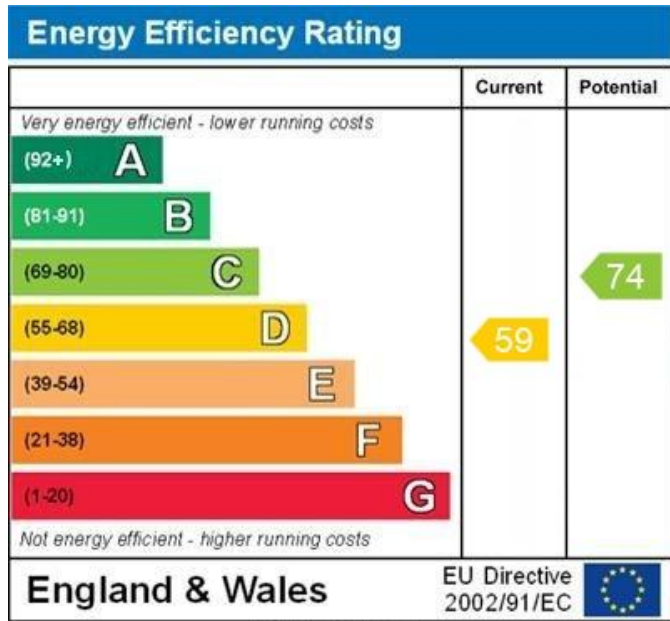
**COUNCIL TAX BAND 'B'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



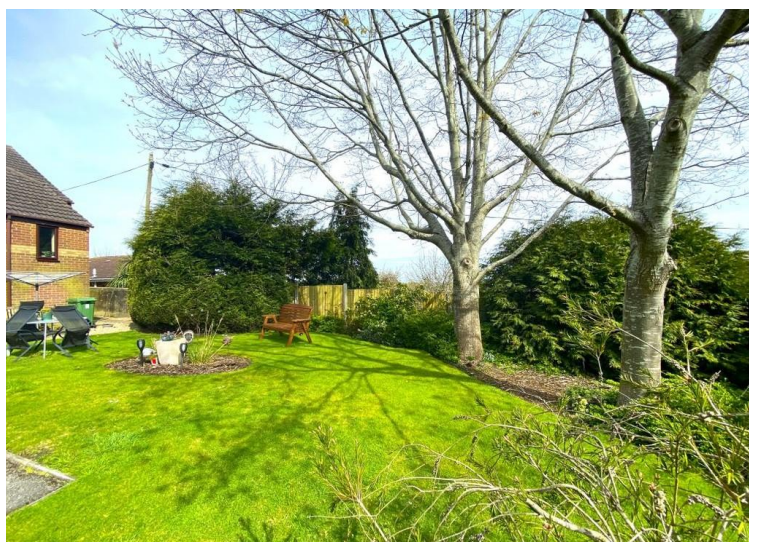


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**Ref: 15290**

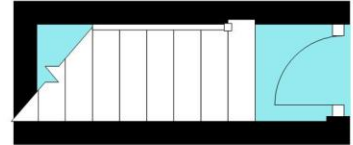


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## Flat Entrance

Approx. 2.1 sq. metres (22.8 sq. feet)



## First Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



**Total area: approx. 56.4 sq. metres (606.8 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.