

**Flat F Cotes Court,
Cotes Avenue, Lower Parkstone,
Poole, BH14 0NE**

**£269,500
Share of
Freehold**



A two double bedroom first floor apartment forming part of a small low rise block quietly situated within a small cul de sac and is within a short walk of Ashley Cross village. The property is presented in excellent decorative order throughout and enjoys far reaching views over Poole Harbour, Brownsea Island and the Purbeck Hills beyond. The apartment offers spacious and well planned living accommodation comprising a good size entrance hallway, 18ft lounge/dining with patio doors leading out on to a south facing balcony, stylish modern fitted kitchen, two large double bedrooms and a modern fitted shower room. There is UPVC double glazing, gas fired central heating and a driveway leads to the rear of the development where there is a single garage. The property also benefits from a share of the Freehold.

LOCATION NOTE The property is situated in a quiet no through road next to a wooded conservation area with Ashley Cross a short distance away, with its fashionable bars, bistros, restaurants and mainline London Railway Station. There are excellent bus services on North Road and Ashley Road where you will find an extensive range of day to day shopping facilities. Poole town centre is a short drive away, and near here you will find Poole Park and Poole Quay. The larger resort town of Bournemouth, and Sandbanks beaches are approximately a fifteen minute drive away respectively.

ACCESS Via a secure communal front door which opens into:

COMMUNAL LOBBY Staircase to first floor

FRONT DOOR Into:

ENTRANCE HALL Radiator, entry phone, wall mounted hot water and central heating control, cupboard housing electrical consumer unit

LOUNGE/DINING ROOM 17' 10" x 11' 10" (5.44m x 3.61m) A bright double aspect room with UPVC double glazed window giving far reaching views towards Poole Harbour, Brownsea Island and the Purbeck Hills. Space for dining table, two radiators, UPVC double glazing sliding patio door opens onto:

BALCONY A south facing balcony with far reaching views, wrought iron balustrade, ample space for table and chairs

KITCHEN 10' 10" x 8' 4" (3.3m x 2.54m) Fitted with a modern range of high gloss units comprising base and wall mounted drawers and cupboards with complementary worksurface areas having mosaic tiled splashbacks, single drainer stainless steel sink unit with chrome swan neck mixer tap, Bosch electric oven with matching four ring gas hob and extractor hood above, space for free standing fridge/freezer, space and plumbing for slimline dishwasher, integrated washing machine, wall mounted Worcester central heating boiler, UPVC double glazed rear aspect window

BEDROOM 1 15' 3" x 11' (4.65m x 3.35m) UPVC double glazed front aspect window, radiator

BEDROOM 2 14' 2" x 10' 10" (4.32m x 3.3m) UPVC double glazed rear aspect window, radiator



SHOWER ROOM Fitted with a fully tiled corner shower enclosure with Mira electric shower, low flush WC, wash hand basin with cupboards below, fully ceramic tiled walls, UPVC double glazed rear aspect window, chrome ladder style heated towel rail

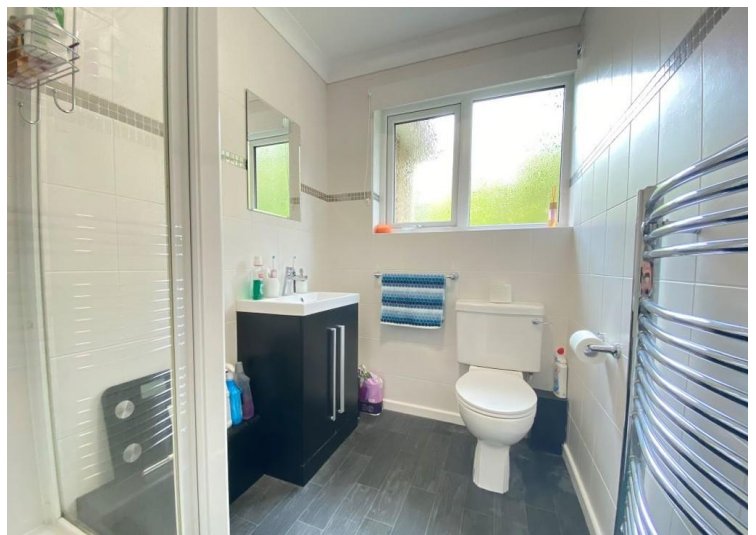
PARKING The property has a single garage which is situated in a block at the rear of the development

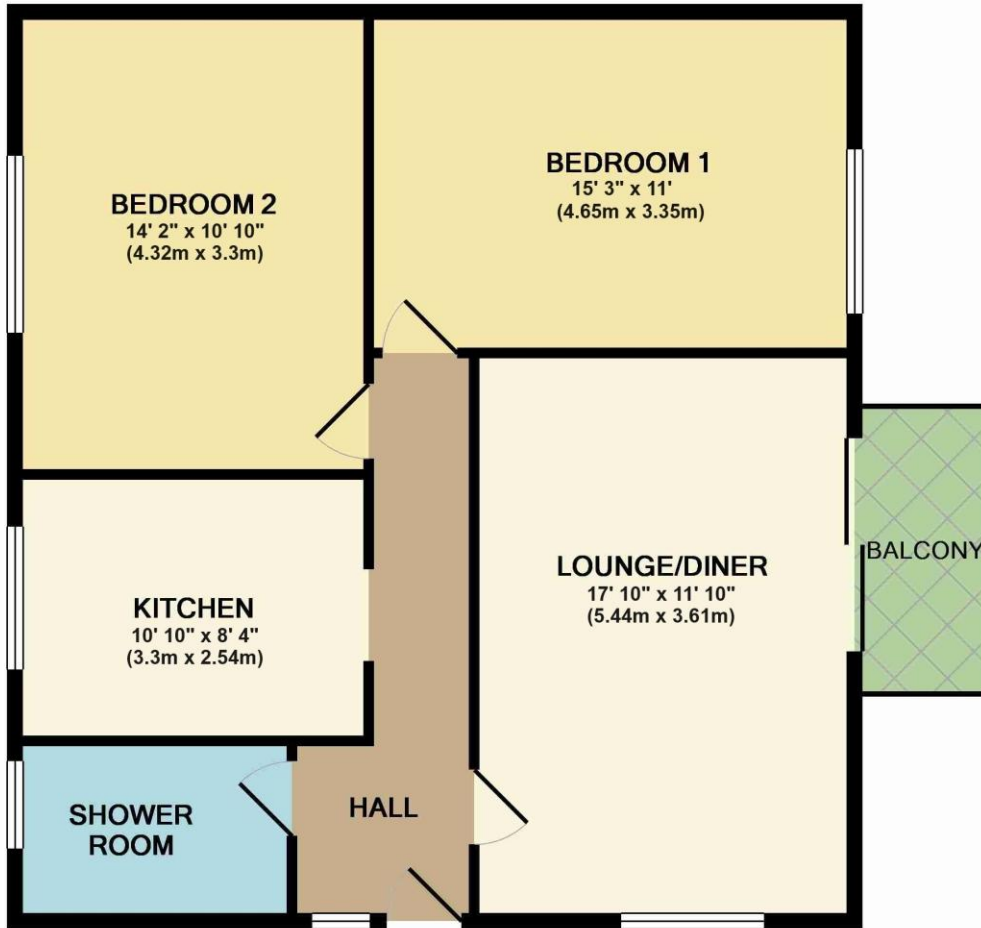
TENURE Share of Freehold

SERVICE CHARGES £1380 per annum including building insurance.

COUNCIL TAX BAND 'C' 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: 15545**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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