

**Flat 1 Parr House,
Chalice Close, Ashley Cross, Poole,
BH14 0JS**

**£189,950
Share of
Freehold**



****IDEAL FIRST TIME BUY OR INVESTMENT** A one double bedroom ground floor apartment which forms part of a small development quietly situated at the end of a no through road in the heart of Ashley Cross village. The property offers light and well configured accommodation comprising hallway, lounge/dining room with patio doors opening onto a private courtyard garden, kitchen, double bedroom and a bathroom. Other features include gas central heating, double glazing, share of freehold and a carport.**

APPROACH Via a secure communal front door which opens into a lobby.

ENTRANCE HALL Radiator, built in full height cupboard with fitted slatted wooden shelving, wall mounted entry phone and electrical consumer box.

LOUNGE/DINING ROOM 16' 10" x 10' 3" (5.13m x 3.12m) A bright south facing double aspect room with double glazed sliding patio door giving access onto a private courtyard garden, UPVC double glazed side aspect window, radiator, ample space for dining table and chairs.

KITCHEN 9' 11" x 6' (3.02m x 1.83m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with mixer tap, electric cooker point, space and plumbing for washing machine and free standing fridge/freezer, wall mounted gas fired central heating boiler, double glazed rear aspect window.

BEDROOM 13' 8" x 8' 9" (4.17m x 2.67m) Double glazed front aspect window, radiator, built in full height storage cupboard.

BATHROOM Fitted with a panel enclosed bath with mixer tap, shower attachment and shower screen, low flush WC, pedestal wash hand basin, part ceramic tiled walls, chrome ladder style heated towel rail, extractor fan.

OUTSIDE The property has the benefit of a paved courtyard garden enclosed by wood panelled fencing.

PARKING The property has the benefit of a covert car port adjacent to the flat.

TENURE Share of Freehold.

MAINTENANCE £1296.00 per annum to include insurance.


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.

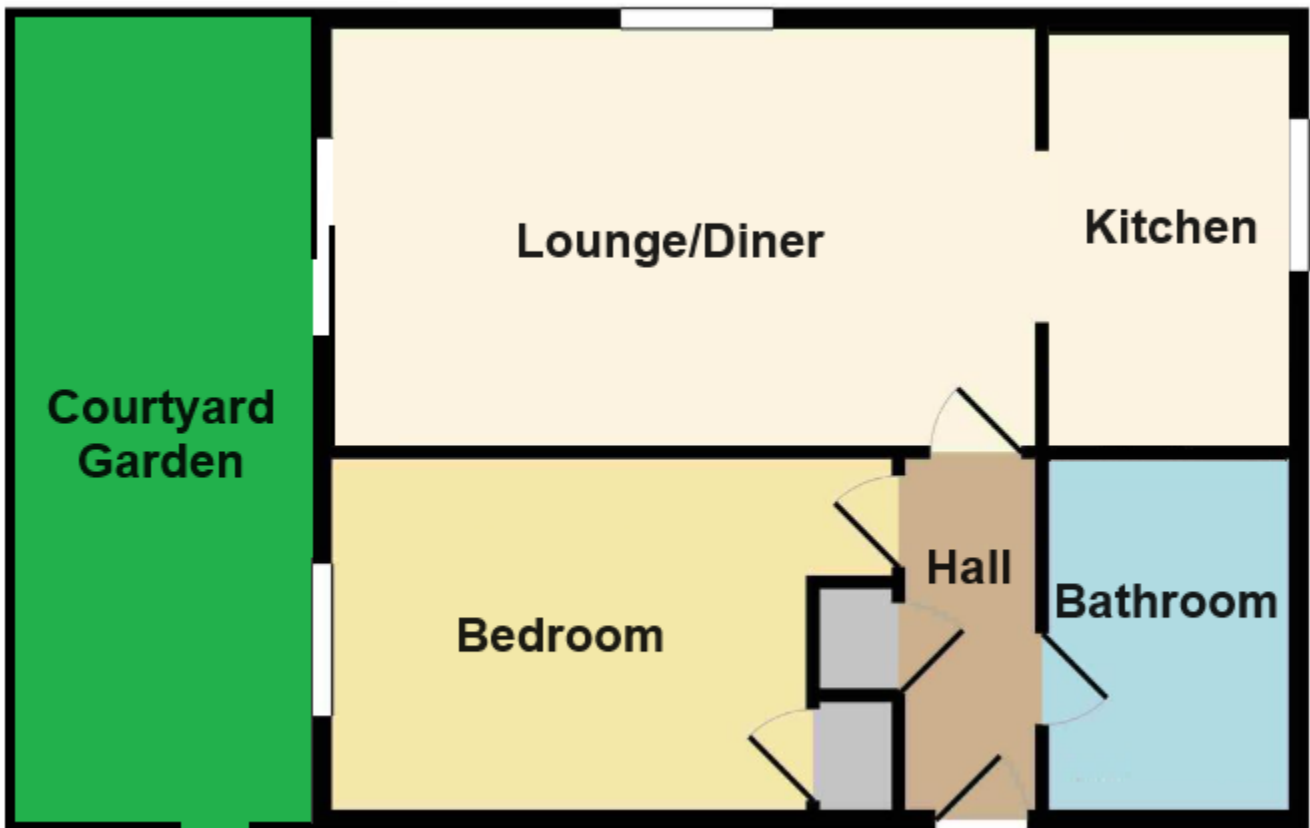
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales	EU Directive 2002/91/EC 	

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