

**FOR SALE**



**Steepdene, Alton Road, Lower Parkstone**  
**£195,000**

**MARTIN&CO**

# Steepdene, Alton Road, Lower Parkstone

£195,000

- **SHARE OF FREEHOLD**
- **immaculate apartment with garage!**
- **gas central heating & double glazing**
- **service charge £2160 pa**
- **council tax band 'A' £1431pa**

Step into this stylish apartment located in the heart of Ashley Cross, where modern decor meets classic charm. Boasting a spacious double bedroom, a conveniently located garage, double glazing, and gas central heating, this property offers both comfort and practicality.

The immaculately presented first-floor apartment also features ample storage space, perfect for those with a penchant for organization. The motivated seller has taken great care in maintaining this property, ensuring a turnkey move-in experience for the lucky new owners.

Nestled in an oasis of tranquillity, this apartment is just a stone's throw away from all the amenities Ashley Cross has to offer. From the mainline station for easy commuting, to the bustling shops, bars, cafes, and supermarkets, everything you need is right at your doorstep. And for those who enjoy the outdoors, Whitecliff and Poole Park are just a short bike ride away.

ENTRANCE HALL Ceiling light & additional inset spotlights, large built-in cupboard with shelving, hanging rails & space & plumbing for washing machine, wall mounted 'Gloworm' boiler. Further cupboard, also with hanging rail & shelving. Radiator. (Agents note; there is another very useful large lockable storage cupboard in the communal hallway.)



**LOUNGE/DINER** Two ceiling lights, two double glazed windows to both the front & side aspects, providing pleasant views of the communal gardens with mature trees & period red brick station buildings. Two radiators.

**KITCHEN** Ceiling light, double glazed window to side aspect looking towards the beautiful mature trees. Range of wall & base units with worktop over & bright, colourful tiled splashbacks. Electric hob & oven, space & plumbing for fridge freezer & dishwasher. Serving hatch to dining area, feature chrome radiator.


**DOUBLE BEDROOM** Ceiling light, double glazed window to side aspect. Built in bedroom furniture including triple bank of wardrobes & matching dressing table, also with cupboards. Radiator.

**SHOWER ROOM** Ceiling light, fully tiled with double glazed opaque windows to side aspect. A light & bright room, the suite includes a large walk-in shower with screen & mosaic style tiling detailing, toilet & vanity unit with inset basin & cupboards beneath. Mosaic style tiled shelving, extractor fan, heated towel rail style radiator.

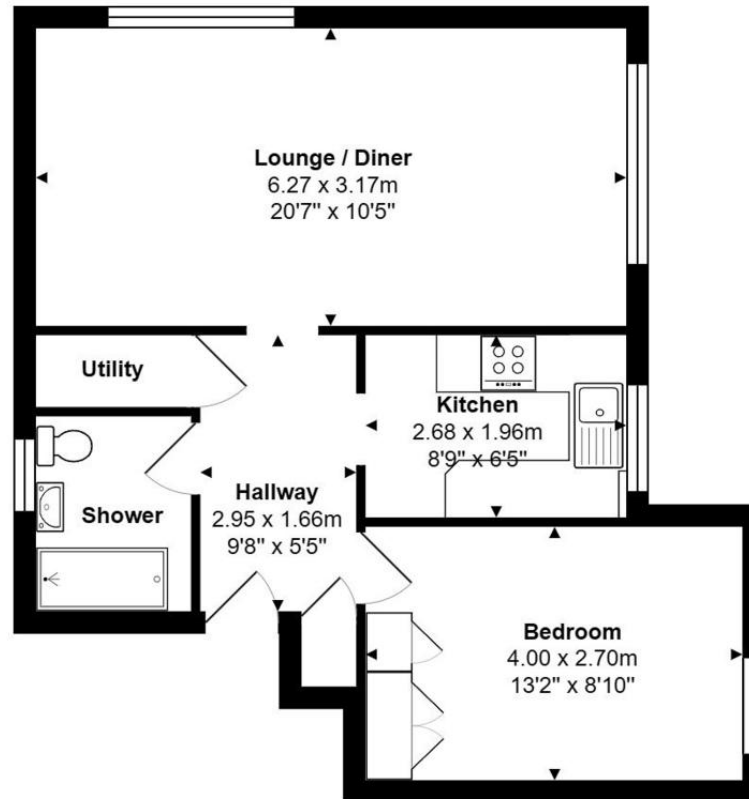
**GARAGE** with up & over door.

**COMMUNAL GARDENS** which surround the block.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	T8	T8
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<small>EU Directive 2002/91/EC</small> 		

England, Scotland & Wales



Total Area: 46.8 m<sup>2</sup> ... 504 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Poole

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