



10 Andover Lodge, 94-98 Parkstone Road, Poole BH15 2QE

A one bedroom first floor retirement apartment forming part of a popular and established development for the over 60s backing on to Poole Park.

EPC: TBC **Council Tax Band:** A **PRICE:** £80,000 Leasehold







Key Features

- OVER 60s RETIREMENT DEVELOPMENT BACKING ONTO POOLE PARK
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM WITH FITTED WARDROBES
- MODERN FITTED KITCHEN
- SHOWER ROOM
- COMMUNAL LOUNGE, CONSERVATORY, HAIR SALON AND LAUNDRY ROOM
- ON SITE HOUSE MANAGER AND 24 HOUR CARELINE
- RESIDENTS' PARKING
- CURRENT LEASE TERM 63 YEARS
- SERVICE CHARGE £4000 PER ANNUM

The Property

The property is approached via a secure communal front door which opens into a foyer with lift and stairs to all floors.

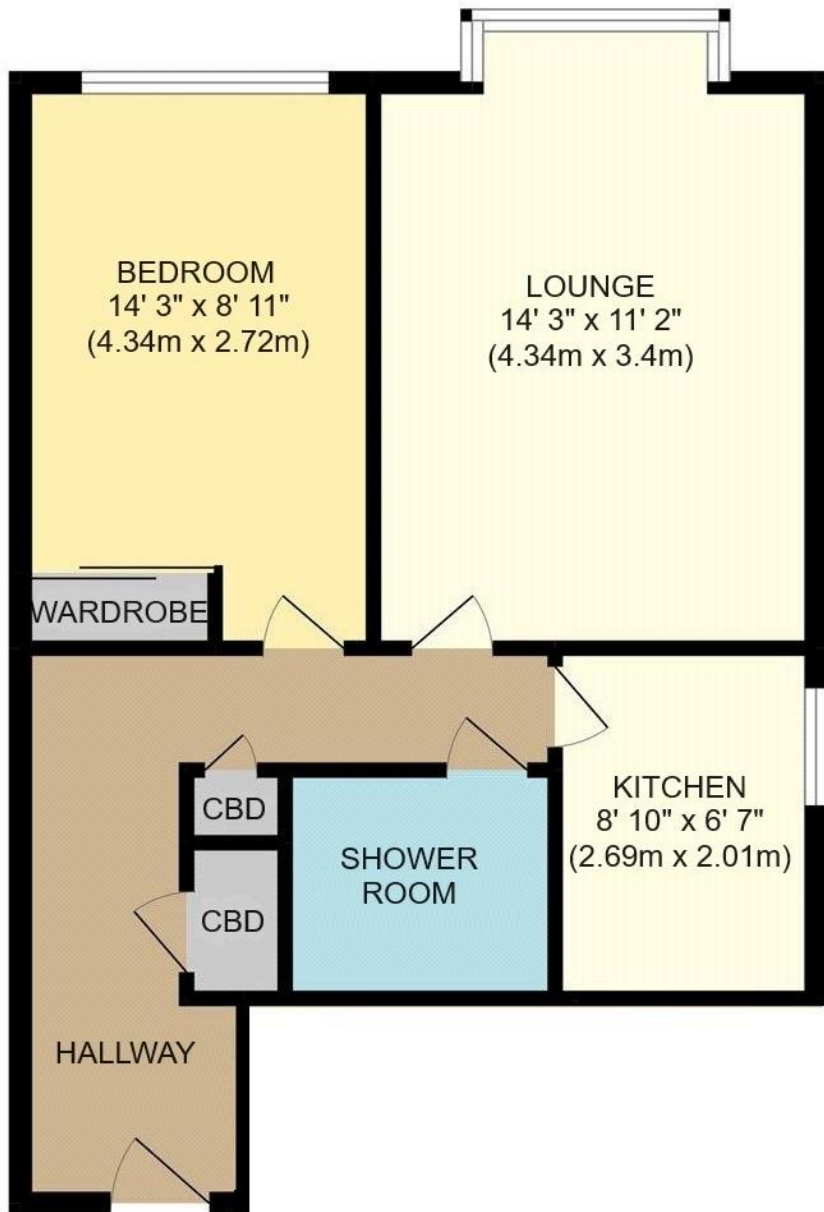
On entering the flat you are met with a generous hallway with built in storage cupboards and doors leading to all the principal rooms.

There is a good size lounge/dining room with feature bay window and a double bedroom with fitted mirror fronted wardrobes, both rooms are south facing and enjoy seasonal views over Poole Park. The kitchen has been updated and incorporates a good range of modern built-in units with integrated oven, hob and

extractor. There is also a modern shower room comprising a corner shower cubicle, WC and wash hand basin. Other features include electric heating and double glazing.

Communal facilities include a residents' lounge, conservatory, laundry room, guest suite, hair salon, on site house manager, 24-hour careline and well-kept gardens.

The development also provides residents' parking on a first come basis and the apartment is offered for sale with no forward chain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	81
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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