



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

A one bedroom second floor retirement apartment forming part of a popular and established development for the over 60s backing on to Poole Park, offered for sale with the benefit of no forward chain.

EPC: 83 Council Tax Band: A Price: £95,000 Leasehold







Key Features

- OVER 60s RETIREMENT DEVELOPMENT BACKING ONTO POOLE PARK
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM WITH FITTED FURNITURE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FULLY TILED CONTEMPORARY SHOWER ROOM
- COMMUNAL LOUNGE, CONSERVATORY, HAIR SALON & LAUNDRY ROOM
- ON SITE HOUSE MANAGER & 24 HR CARE LINE
- RESIDENTS' PARKING
- 63 YEARS UNEXPIRED LEASE

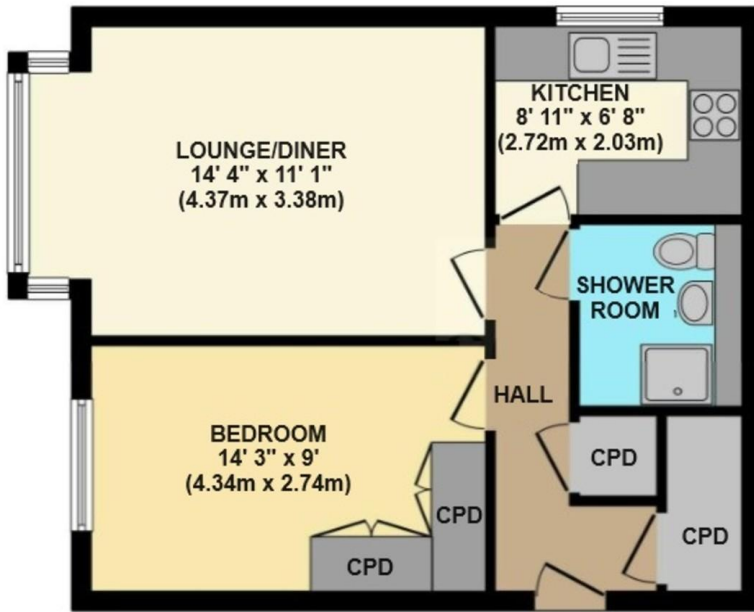
The Property

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 decorative fire surround with inset electric fire. The double bedroom has a range of fitted bedroom furniture including built in wardrobes, dressing table and bedside units. The sitting room and bedroom are both 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, fridge/freezer, hob, extractor and a small breakfast bar. There is also a modern fully tiled shower room comprising a corner shower cubicle, built in storage, 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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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