

FOR SALE



Parkside Court, Lower Parkstone
£210,000


MARTIN&CO

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£210,000

- SHARE OF FREEHOLD
- NO CHAIN
- two double bedrooms
- allocated parking
- council tax band 'B' = £1670pa
- new kitchen & bathroom required
- service charge £900pa

This property boasts two spacious double bedrooms and offers great potential for those looking to add their personal touch with some cosmetic renovation.

Situated just a stone's throw away from the vibrant Ashley Cross area and the mainline station, this apartment is conveniently located on a main bus route. With the added benefits of a share of freehold, allocated parking, and gas central heating, this property is not to be missed. Having no chain means you could be settled in your new home sooner than you think! Explore the cafes, bars, and shops in the nearby Ashley Cross or take a walk to the beautiful Poole Park.



ENTRANCE HALL Ceiling light, secure entry phone system, built in storage cupboards with shelving, radiator.

LIVING ROOM Ceiling light, large, double-glazed window to front aspect, radiator.

KITCHEN Ceiling light, double glazed window to rear aspect overlooking the parking area. Range of wall & base units with worktop over & tiled splashbacks. 'Zanussi' cooker hood, 'Whirlpool' electric hob with 'Hotpoint' oven beneath. Wall mounted 'Vaillant' gas central heating boiler, space & plumbing for washing machine & free-standing fridge freezer.

BEDROOM Ceiling light, large double-glazing window to front aspect, radiator.

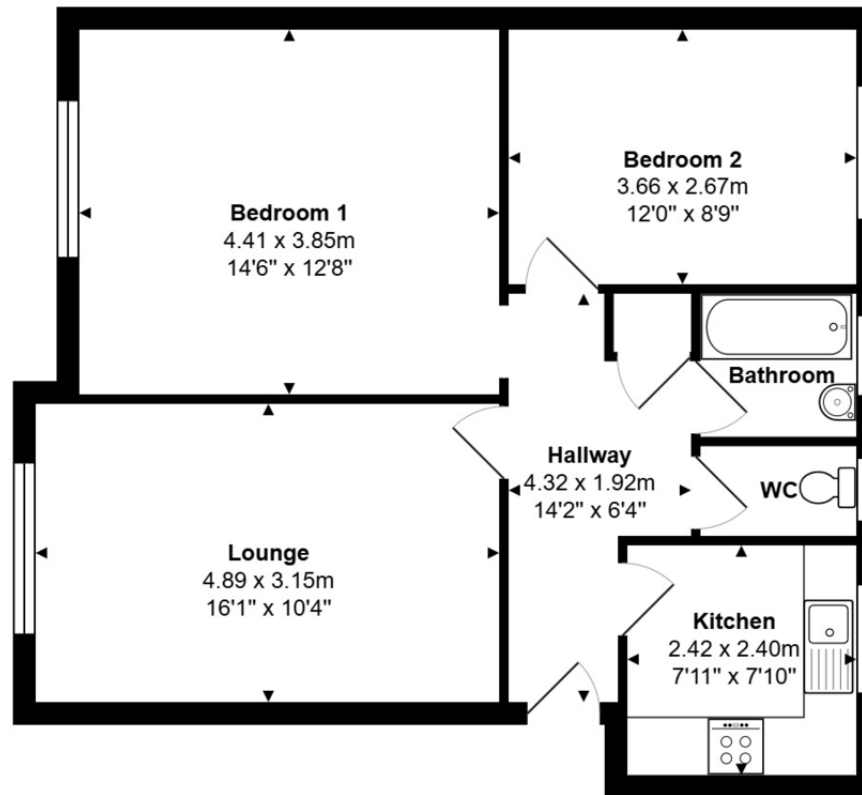
BEDROOM Ceiling light, double glazed window to rear aspect, radiator.

BATHROOM Ceiling light, double glazed frosted window to rear aspect. Bath with 'Mira' shower over & basin, with tiled splashbacks & radiator.

CLOAKROOM Ceiling light, double glazed frosted window to rear aspect, toilet.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only

Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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