



Fairview Park, Overbury Road, Lower Parkstone BH14 9JZ

Nicely positioned within the heart of Lower Parkstone lies this impeccably presented three double bedroom purpose-built apartment situated within a sought after low rise development. There is spacious and well configured accommodation on offer to also include a 26ft approx. lounge/dining room leading out on to a generous size south facing balcony that provides a pleasant sylvan outlook.

EPC: TBC **Council Tax Band:** E **Price:** £385,000 Share of Freehold







Key Features

- IMMECCABLY PRESENTED 2nd FLOOR APARTMENT WITHIN THE HEART OF LOWER PARKSTONE
- GENEROUS SIZE WELCOMING ENTRANCE HALLWAY
- 26ft APPROX LOUNGE/DINING ROOM
- LARGE SOUTH FACING BALCONY WITH A SYLVAN OUTLOOK
- THREE DOUBLE BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM)
- ADDITIONAL MODERN FITTED SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- POPULAR SOUGHT AFTER DEVELOPMENT LOCATED IN BEAUTIFUL COMMUNAL GROUNDS

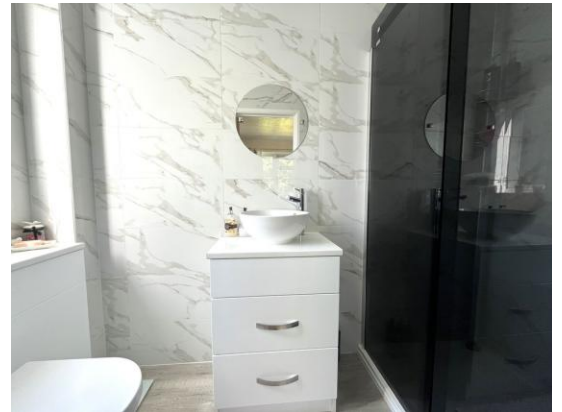
The Property

Initially upon entering this wonderful property you are greeted by a large welcoming entrance hallway. Doors from the hallway lead off to all rooms and located directly in front is the spacious light and airy lounge/dining room that leads on to the generous size south facing balcony.

There is a stylish modern fitted kitchen with integrated appliances to include a full length separate fridge and freezer, AEG double oven and hob, washing machine and dishwasher.

The apartment is serviced by three double bedrooms with bespoke fitted furniture to bedrooms one and two, along with a superb en-suite shower room to the master and there is an additional beautifully fitted shower room accessed from the hallway that completes the accommodation.

The development is set in very well maintained communal grounds with a garage conveyed with the property and there is space to park in front. Along the side you will find ample visitors parking spaces and there is the benefit of a share of the freehold.



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		
	71	79
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.

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