



## Flat 21, Purbeck Heights, 9 Mount Road, Poole BH14 0QP

\* No Forward Chain \* A second floor apartment nicely positioned in the corner of this low rise purpose built development with Ashley Cross being a short distance away. There is well-proportioned living accommodation on offer and a good size southerly aspect balcony providing a pleasant outlook over the well maintained communal grounds.

**EPC: 71 Council Tax Band: C Price: £235,000 Share of Freehold**









## Key Features

- PURPOSE BUILT SECOND FLOOR APARTMENT
- ENTRANCE HALLWAY
- DUAL ASPECT SOUTHERLY FACING LOUNGE/DINING ROOM
- FRENCH DOORS LEADING OUT TO THE SUNNY ASPECT BALCONY
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS (MASTER WITH FITTED WARDROBES)
- MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GARAGE LOCATED IN BLOCK & PARKING WITHING THE COMMUNAL GROUNDS
- SHARE OF FREEHOLD WITH 939 YEARS REMAINING

## The Property

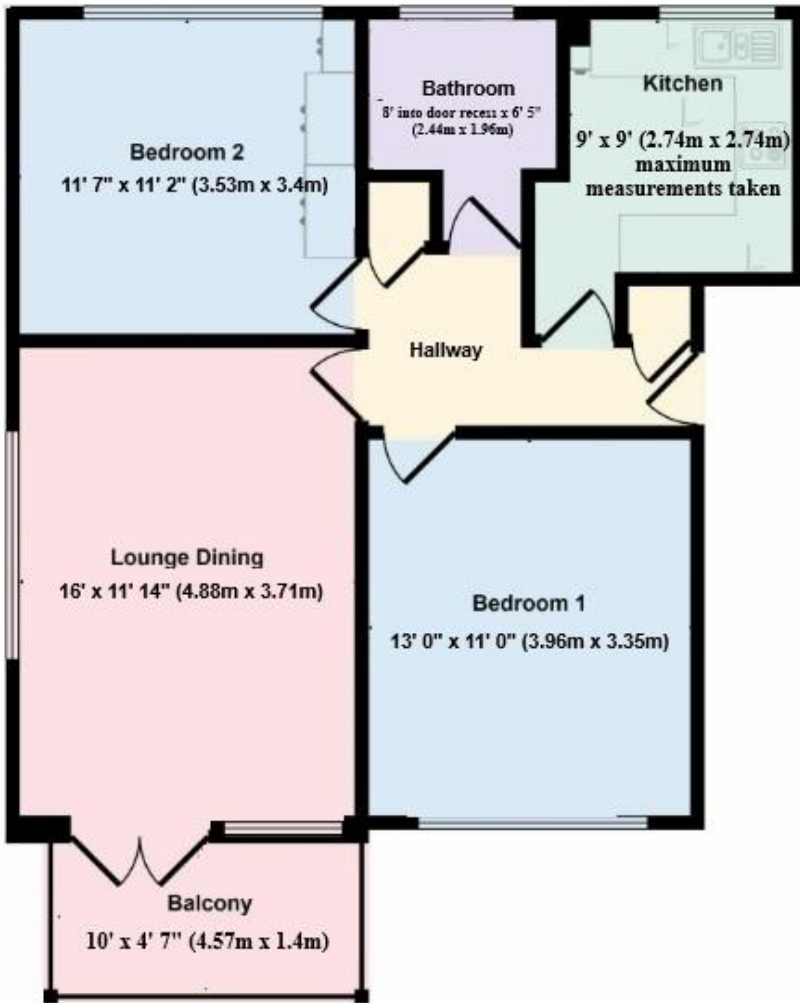
Stairs provide access to the second floor and a personal front entrance door provides access in to the hallway with a storage cupboard housing the electric meter. Doors then lead off to all rooms and located to the rear is a generous size dual aspect lounge/dining room with French Doors leading out on the southerly aspect balcony that has a pleasant outlook over the communal grounds.

There is a stylish modern fitted kitchen with under pelmet lighting, two large double bedrooms with the master benefiting from fitted wardrobes and a modern fitted bathroom completes the accommodation.

The development is set within very well maintained landscaped communal grounds with some mature trees, plants and shrubbery. Located behind the building there is a garage conveyed with the apartment and there is some onsite parking for residents/visitors.

Located close by there is excellent bus services on the Ashley Road along with an array of local shops/supermarket. Ashley Cross with its fashionable bars, bistros, restaurants and main line London railway station is a short distance away.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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