



## 6 Steepdene, Lower Parkstone, Poole BH14 8TE

Set within a low rise building within this popular development, this beautifully presented two bedroom first floor apartment offers an exceptional blend of style and convenience situated close to the vibrant Ashley Cross.

**EPC: 72 Council Tax Band: A Price: £190,000 Share of Freehold**







## Key Features

- STYLISH MODERN CONTEMPORARY FIRST FLOOR APARTMENT
- ENTRANCE HALLWAY
- LOUNGE LOOKING OVER THE WELL-MAINTAINED COMMUNAL GARDEN
- MODERN FITTED KITCHEN
- STYLISH MODERN FITTED SHOWER ROOM
- TWO BEDROOMS
- MODERN ELECTRIC HEATERS
- MAIN BUILDING WITH NEW ROOF & GARAGE IN BLOCK
- EXCELLENT LOCATION CLOSE TO ASHLEY CROSS
- SHARE OF FREEHOLD

## The Property

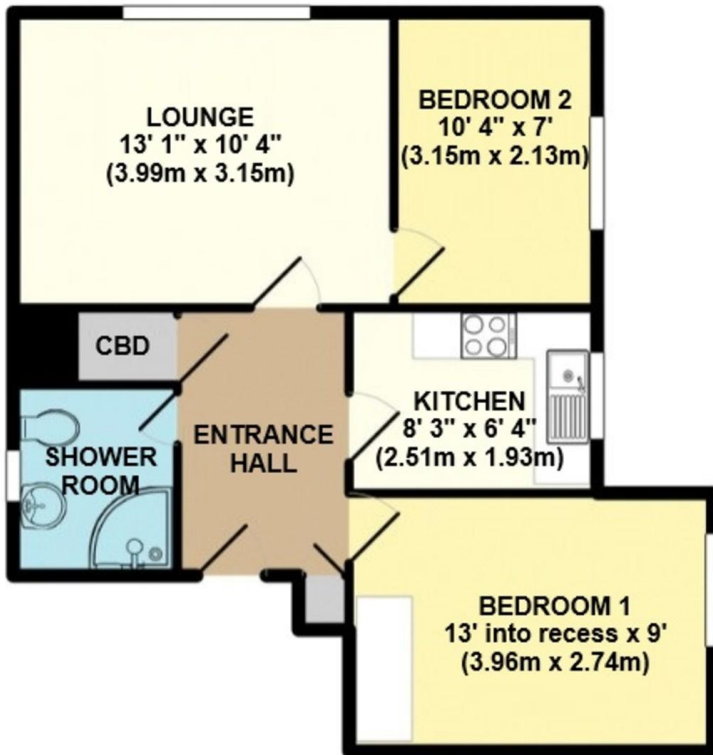
Located just outside the personal front entrance door there is a large storage cupboard and up on entering you are welcomed by a generous size hallway. There are two additional cupboards here with one having space/plumbing for a washing machine.

The lounge overlooks the rear of the building and the communal gardens with space for a table and chairs. There is a modern fitted kitchen with cream fronted units, complimenting brick effect tiles and wood worktop surfaces and a stylish modern fitted

shower room completes the accommodation.

The property exudes modern elegance, featuring eye-catching finishes to including sleek, contemporary internal doors, fashionable light fixtures and power points and modern electric heaters.

The main building benefits from a new roof and outside the development is set within well maintained communal gardens with a garage located in a nearby block.



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			
		72	81
England & Wales		EU Directive 2002/91/EC	
		www.epcau.com	

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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