

FOR SALE



Lavender Knot , Lower Parkstone
£190,000


MARTIN&CO

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£190,000

- CLOSE TO ASHLEY CROSS!
- no forward chain!
- parking & visitors parking
- service charge £1572 pa
- ground rent £200 pa

This two bedroomed first floor apartment is ideally situated for level walking access to & from Ashley Cross & the main line station. There are also main bus routes close by. The property benefits from

This two bedroomed first floor apartment is ideally situated for level walking access to & from Ashley Cross & the main line station. There are also main bus routes close by. The property benefits from PARKING, double glazing & gas central heating, with double opening doors in the living room providing views of the communal gardens.



ENTRANCE HALL Two ceiling lights, two storage cupboards, secure entry phone, radiator.

LIVING ROOM WITH DINING AREA 17' 7" x 12' 2" (5.38m x 3.71m) Two ceiling lights, double glazed window to side aspect & opening double glazed door to front aspect overlooking communal gardens. Electric fire place & with fire surround & radiator.

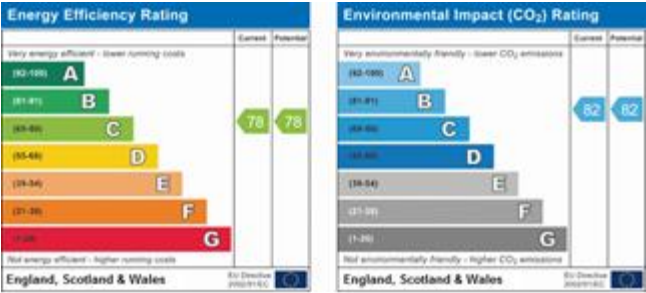
BEDROOM ONE 13' 11" x 8' 2" (4.26m x 2.50m) Central ceiling light, double glazed window to side aspect. Fitted wardrobe, radiator.

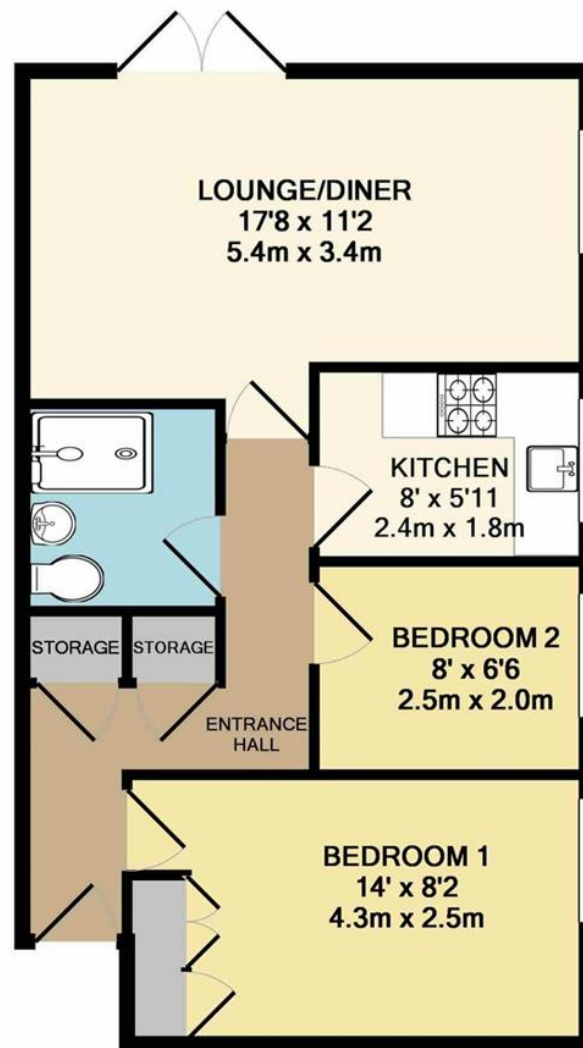
BEDROOM TWO 8' 0" x 6' 5" (2.45m x 1.97m) Central ceiling light, double glazed window to side aspect, radiator.

KITCHEN 7' 11" x 5' 10" (2.43m x 1.80m) Ceiling light, double glazed window to side aspect, wall mounted 'Gloworm' boiler, range of wall & base units, with integrated 'Indesit' gas hob & oven, space & plumbing for washing machine & fridge freezer.

SHOWER ROOM Extractor fan, ceiling light, enclosed shower cubicle, w/c & basin. Heated towel rail with shaving point, radiator.

PARKING One allocated space conveyed with the property & additional visitors spaces at the development, (subject to availability.)





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.