

FOR SALE



Lavender Knot , Lower Parkstone
£175,000


MARTIN&CO

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£175,000

- 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 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 fireplace & 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.

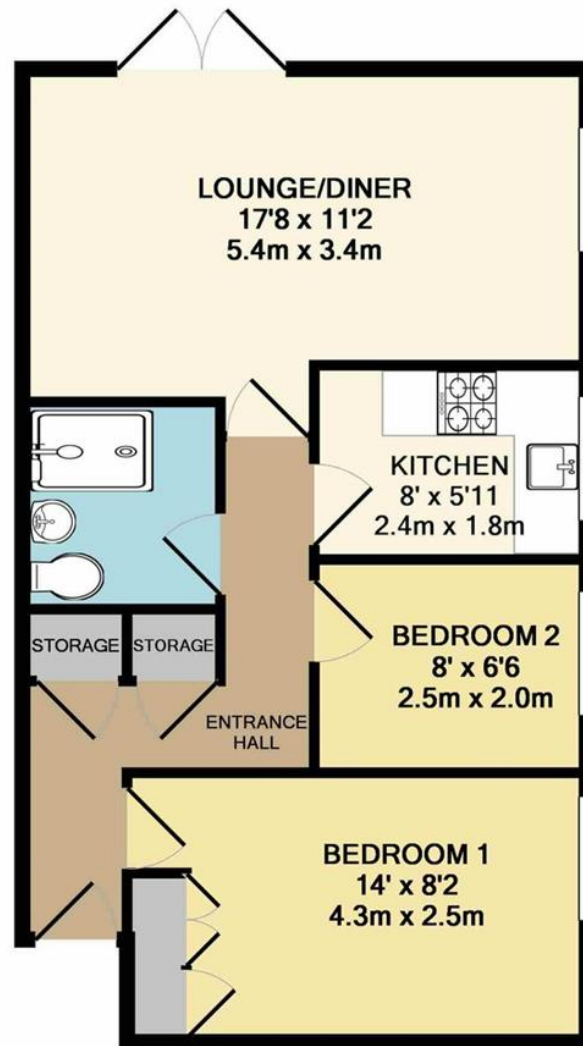
SHOWER ROOM Extractor fan, ceiling light, enclosed shower cubicle, w/c & basin. Heated towel rail with shaving point, radiator.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		78	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (10-100)		
B (31-71)			
C (49-80)			
D (33-50)			
E (18-34)			
F (11-31)			
Not environmentally friendly - higher CO ₂ emissions	G (1-10)		
England, Scotland & Wales		82	82



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