

**17 Ribbonwood Heights,
Blair Avenue, Lower Parkstone,
Poole, BH14 0DE**

**Offers In Excess of
£250,000
Leasehold**



A two-bedroom, two-bathroom ground floor apartment set within attractive landscaped gardens with some far-reaching views towards Poole Harbour and the Purbeck Hills. The property offers spacious and well configured accommodation presented in immaculate condition throughout and has the benefit of gas central heating, UPVC double glazing, a covered balcony, garage and extended lease. Offered with no forward chain.

APPROACH Via a secure communal front door with entry phone which opens into a

ENTRANCE FOYER A communal foyer with lift and stairs to all floors.

ENTRANCE HALL Coved ceiling, panelled radiator, wall mounted entry phone, built in airing cupboard with wooden slatted linen shelving radiator, further double built in storage cupboard with hanging rail and fitted shelving

LOUNGE/DINING ROOM 20' 2" x 12' 0" (6.15m x 3.66m) A light and spacious double aspect room with decorative coved ceiling, UPVC double glazed sliding patio door leading to balcony, panelled radiator, ample space for dining table, UPVC double glazed side aspect square bay window.

BALCONY A generous covered balcony with a lovely outlook over the landscaped gardens and far reaching views towards Poole Harbour and the Purbeck Hills beyond. Glass balustrade, outside light and tiled floor.

KITCHEN 11' 7" x 8' 4" (3.53m x 2.54m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary roll top worksurface areas having ceramic tiled splashbacks, one and a half bowl sink unit with chrome swan neck mixer tap, integrated dishwasher, fridge/freezer and washing machine, stainless steel electric oven with Neff four ring gas hob and extractor hood above, tiled floor, panelled radiator, UPVC double glazed front aspect window, space for small dining table, coved ceiling, wall mounted cupboard housing central heating boiler.

MASTER BEDROOM 12' 2" x 11' 11" (3.71m x 3.63m) A UPVC double glazed rear aspect window overlooks the gardens with far reaching views towards Poole Harbour and the Purbeck Hills beyond, panelled radiator, range of built in bedroom furniture comprising two fitted double wardrobes with hanging rails and shelving, matching dressing table, chest of drawers, bedside units and corner open display shelving, coved ceiling.

EN-SUITE SHOWER ROOM Comprising fully tiled corner shower enclosure with mains power shower, white suite comprising, low flush WC, pedestal wash hand basin, part ceramic tiled walls, chrome ladder style heated towel rail, coved ceiling, tiled floor, electric shaver point, extractor fan



BEDROOM 2 12' 8" x 9' 4" (3.86m x 2.84m) UPVC double glazed front aspect window, panelled radiator, coved ceiling

BATHROOM Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, part ceramic tiled walls, radiator, extractor fan, tiled floor, coved ceiling

OUTSIDE Ribbonwood Heights sits within attractive, landscaped communal gardens and there is a visitors parking area.

GARAGE The property has the benefit of a single garage with up and over door in a nearby block.

LEASE INFORMATION Approximately 170 years remaining

SERVICE CHARGE £850 paid twice a year to include buildings insurance

COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

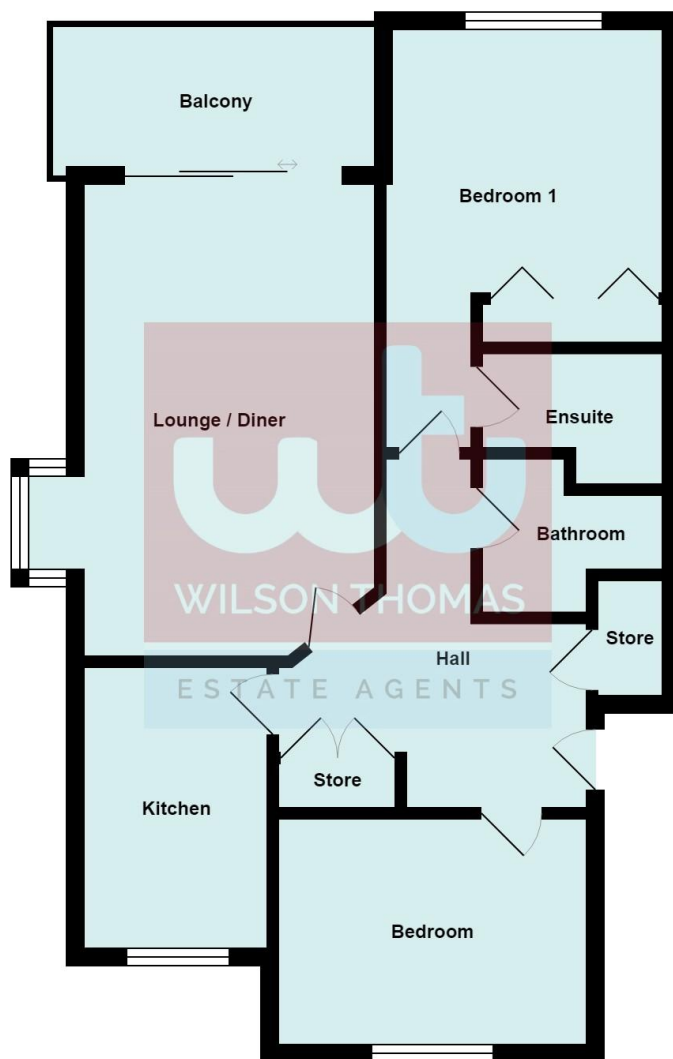
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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 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.

Ref: 13336



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
	75
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	63
England, Scotland & Wales	
EU Directive 2002/91/EC	



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