



TOTAL FLOOR AREA : 68.12 sq. m. (733.22 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

Oakdale

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Flat B Cotes Court, 19 Cotes Avenue, Lower Parkstone, Poole BH14 ONE Guide Price £209,950 Leasehold

PUBLIC NOTICE – Flat B Cotes Court, 19 Cotes Avenue, Poole, Dorset, BH14 ONE -
We are in receipt of an offer of £202,000 subject to contract for this property.
Anyone wishing to place a higher offer must do so before legal exchange of contracts.

- TWO DOUBLE BEDROOMS
- LOWER PARKSTONE
- SPACIOUS PROPERTY

- FIRST FLOOR APARTMENT
- GARAGE
- NO FORWARD CHAIN

Location:

The Lower Parkstone area offers easy access to the Blue Flag award winning beaches from Bournemouth to Sandbanks Peninsula ideal for the sun worshippers among you and the local marinas for the boating enthusiasts. Just a short hop over from Sandbanks to Studland and on to the start of the famous Jurassic Coastline.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victorian green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment, and recreational facilities.

Communal Entrance

Secure entry.

Stairs to first floor landing

Entrance Hall:

Lounge/Diner:

17'6 x 15'4 (5.33m x 4.67m)

Balcony:

Kitchen:

10'9 x 8'4 (3.28m x 2.54m)

Bedroom One:

14'2 x 10'7 (4.32m x 3.23m)

Bedroom Two:

10'11 x 10'7 (3.33m x 3.23m)

Family Bathroom:

8'4 x 5'4 (2.54m x 1.63m)

Communal Gardens:

Garage:

Tenure: LEASEHOLD - TO BE CONFIRMED

MAINTENANCE: TO BE CONFIRMED

SAT NAV: BH14 ONE

EPC rate: TO BE CONFIRMED

Council Tax Band: C £1552,87 2019/2020

School Catchment Area:

Please contact the Borough of Poole for current admission information: - school.admissions@poole.gov.uk

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC

