

**First Floor Flat, 7 Hardy Road,  
Lower Parkstone, Poole, BH14 9HN**

**£179,950  
Leasehold**

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A beautifully presented spacious character converted first floor apartment which has been tastefully refurbished by the current owner. The property has its own personal entrance and it is a short walk away from Alexandra Park with the accommodation comprising entrance hallway, Approx. 17ft lounge dining room (potential to create a second bedroom subject to any consents), double bedroom, superb stylish fitted modern shower room and kitchen. There is UPVC double glazing, gas fired central heating, a front garden area plus a private courtyard garden area to the side and there is a garage located close by in a block of two. This property comes with NO FORWARD CHAIN.



**ENTRANCE VIA** Personal wooden door with spy hole, single glazed opaque panel above, this then leads through to the;

**ENTRANCE HALLWAY** Coved ceiling, down lighters, fire alarm, brushed steel light fitting and power point, wood effect laminate flooring, radiator. Stairs give access to the first floor landing and accommodation.

**FIRST FLOOR LANDING** Split level landing, coved and smooth set ceiling, loft access hatch providing roof storage space, down lighters, fire alarm, brushed steel light and power points, radiator. Oak veneer doors lead off to;

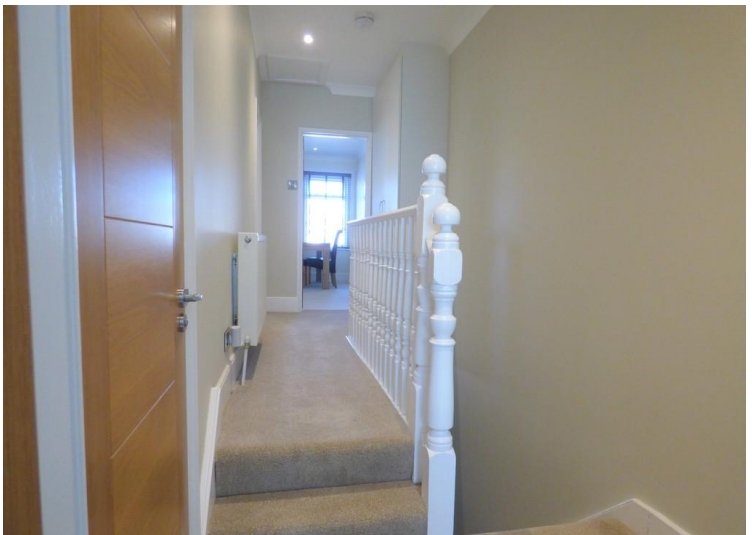
**LOUNGE/DINING ROOM** 16' 8 into recess" x 14' 8 into bay" (5.08m x 4.47m) Excellent size room with coved and smooth set ceiling, down lighters, UPVC double glazed bay window to the front aspect, radiator below, additional double glazed window to the side, decorative fireplace, either side of the chimney recess is built in shelving, TV, telephone and cable points (subject to any necessary subscriptions) radiator, brushed steel light fittings and power points, space for table and chairs.

Note - Potential to create a second bedroom subject to ant required permission/s.

**DOUBLE BEDROOM** 11' 4" x 11 into recess' 0" (3.45m x 3.35m) Coved and smooth set ceiling light point, UPVC double glazed window to the rear aspect, radiator, space for free standing bedroom furniture, brushed steel light and power points, fitted shelving.

**SHOWER ROOM** 7' 8" x 4' 5" (2.34m x 1.35m) Stylish fitted three piece suite comprising of an oversized built in shower cubicle with glass sliding door, mains operated shower with rainfall shower head, Roca vanity unit with hand wash basin, mixer tap and grey high gloss fronted storage cupboard below, above there is a wall mounted glass cabinet mirror light, low flush push button WC, chrome effect ladder style towel rail, tiled walls and floor, smooth set ceiling, down lighters, extractor fan, UPVC double glazed opaque window to the side aspect.

**KITCHEN L SHAPED MAXIMUM MEASUREMENTS TAKEN** 10 max' x 10 max' (3.05m x 3.05m) Comprising a range of high gloss grey fronted soft closing wall and base units, under pelmet lighting, matching drawers, square edge work surfaces incorporating scratch resistant, single drainer sink unit with mixer tap, integrated four ring gas hob with chimney style extractor hood above, fan assisted oven and grill below, complimenting glass splashback, space for free standing appliances to include upright fridge freezer and washing machine, floating shelves, concealed Glow-Worm gas combination boiler, smooth set ceiling, down lighters, fire alarm, brushed steel light and power points, UPVC double glazed window to the rear aspect, wood effect flooring.



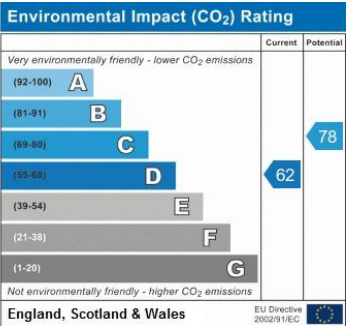
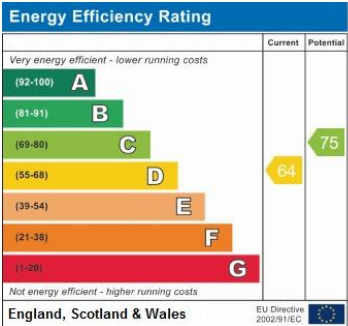
**OUTSIDE - FRONT** A wrought iron latch gate and step leads to a personal front entrance door and the front garden area is laid out with minimal maintenance in mind with slate chippings to the borders. A pathway leads up to a wooden latch gate and gives access into the private side courtyard garden.

**SIDE COURTYARD GARDEN** Courtyard side garden laid out with patio slabs with slate chip borders enclosed by close boarded fencing and this is suitable for outside dining/garden furniture or BBQ.

**COUNCIL TAX BAND 'A'** This information has been supplied by Poole Borough, 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.

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