

**FOR SALE**



**Flat 2, 486 Ashley Road, Parkstone**  
**£77,500**

  
**MARTIN&CO**

## Ashley Road, Parkstone

£77,500

- central location
- NO FORWARD CHAIN
- parking
- service charge £900 pa
- ideal BTL
- approximately 80 years on the lease

This first floor studio apartment offered for sale with NO FORWARD CHAIN! Situated on Ashley Road, with easy access to main bus routes & local amenities, this property also has the benefit of an allocated parking space & generous built in storage.





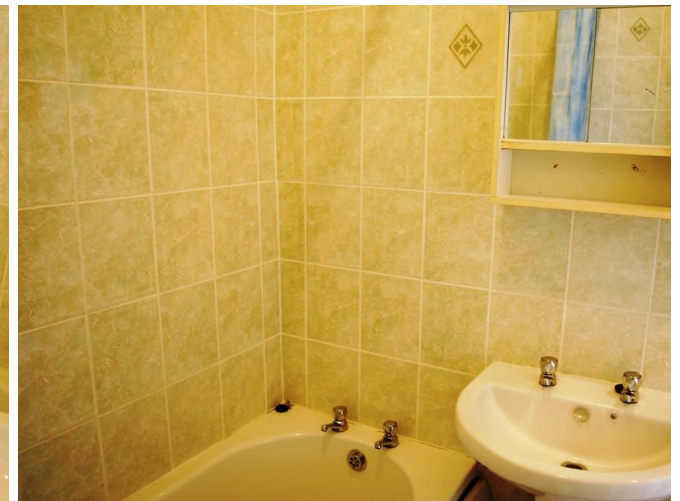
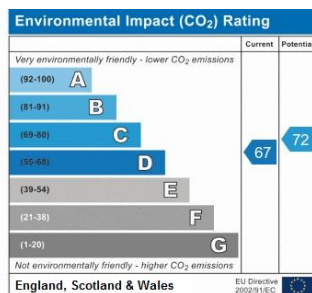
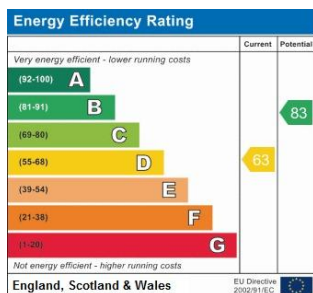
ENTRANCE HALL Large storage cupboard with shelving

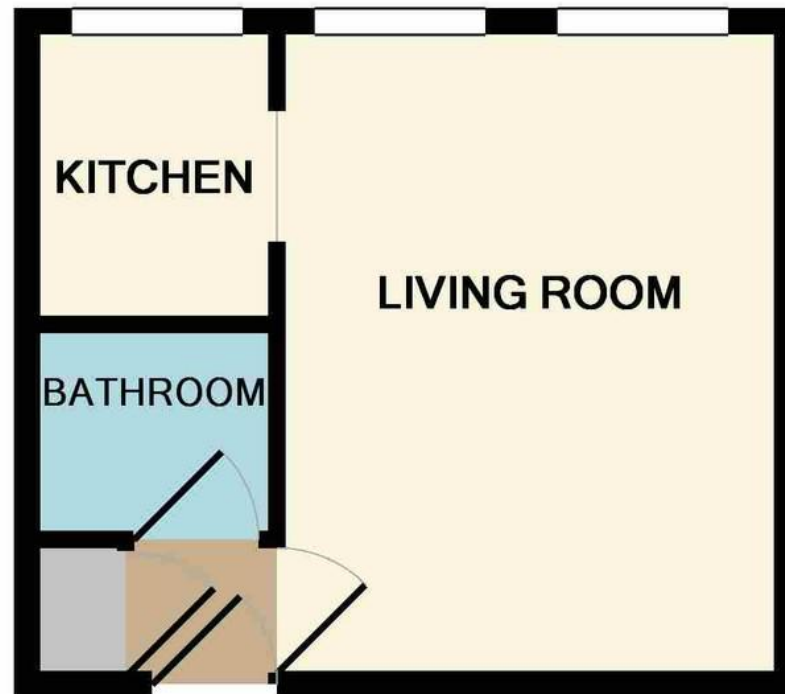
LIVING ROOM 15' 1" x 12' 7" (4.61max x 3.85m) Central ceiling light, picture rails, extra height skirting boards. Two large double-glazed windows to the front aspect, large built in cupboard with shelving. Laminate flooring.

KITCHEN 5' 11" x 5' 10" (1.82max x 1.80max) Central ceiling light, range of wall & base units with worktop over. Electric hob & oven with tiled splashbacks. Double glazed window to front aspect, laminate flooring.

BATHROOM Central ceiling light, with extractor fan. Fully tiled, with bath, basin & toilet. Laminate flooring.

PARKING space for one car





## Martin & Co Poole

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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

