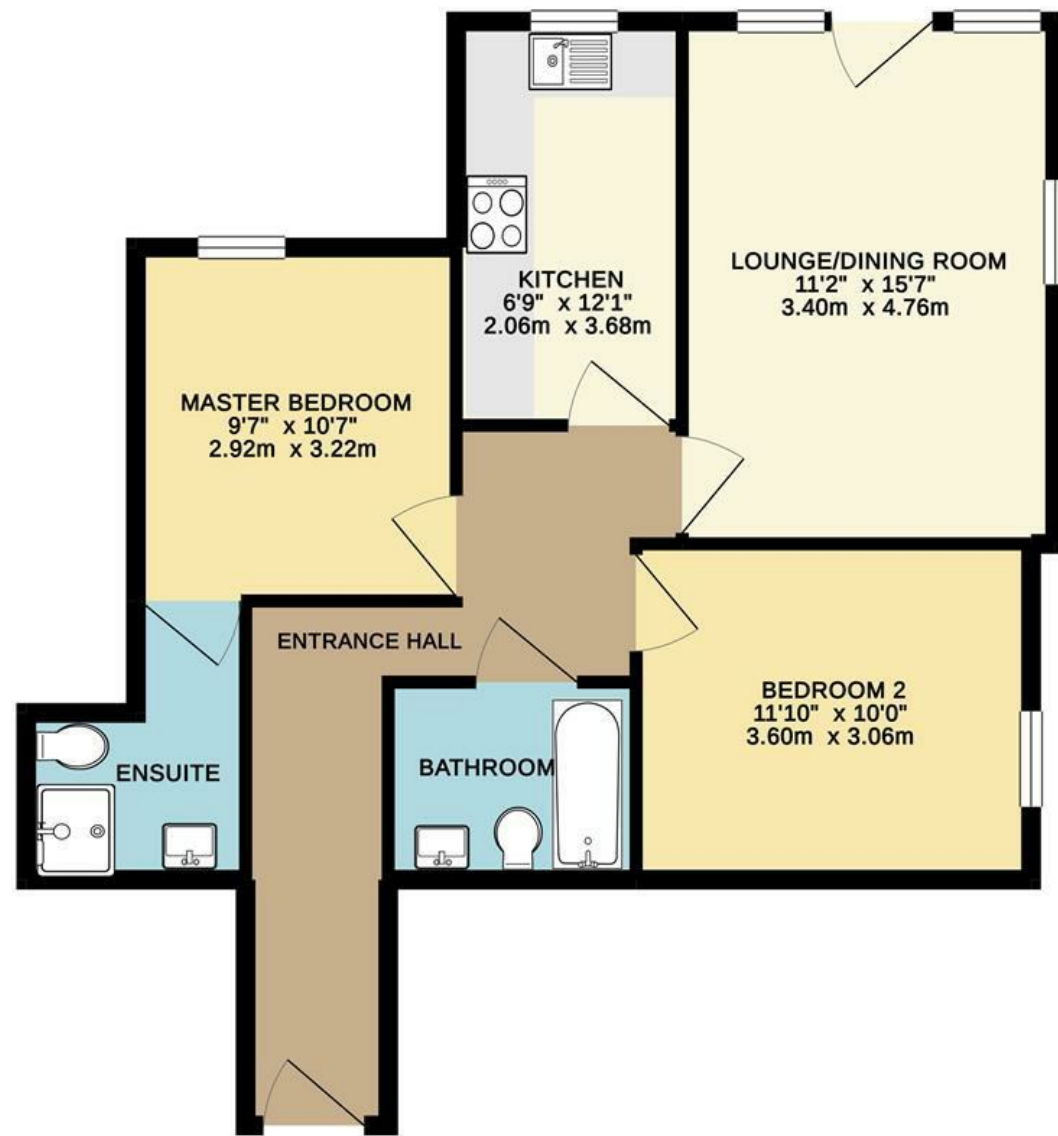


GROUND FLOOR 681 sq. ft.  
( 63.3 sq. m. )



TOTAL FLOOR AREA : 681 sq. ft. ( 63.3 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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- 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

Tel: 01202 681113

[oakdale@keydrummond.com](mailto:oakdale@keydrummond.com)

[www.keydrummond.com](http://www.keydrummond.com)



EST. 1977

KEY DRUMMOND  
ESTATE AGENTS



### Flat 3, Harbour Lights, 121 North Road, Lower Parkstone, Poole BH14 0LX Guide Price £210,000 Leasehold

A stunning ground floor apartment situated in a popular complex in Lower Parkstone. This fine home offers entrance hallway, lounge/dining room, modern kitchen, modern bathroom, modern en-suite shower room to master bedroom, TWO DOUBLE BEDROOMS, double glazing, central heating, patio rear garden, side access, allocated off road parking and communal gardens. Viewing is highly recommended.

- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- ALLOCATED OFF ROAD PARKING

- GROUND FLOOR APARTMENT
- PATIO GARDEN
- POPULAR LOCATION



**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 Victoria 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. Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the mainline railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

**Entrance Hall:**

**Kitchen:**  
12'1" x 6'9" (3.68m x 2.06m)

**Lounge/Dining Room:**  
15'7" x 11'2" (4.75m x 3.40m)

**Master Bedroom:**  
10'7" x 9'7" (3.23m x 2.92m)

**Master En-Suite:**  
10'5" x 9'6" (3.2 x 2.9)

**Bedroom Two:**  
11'10" x 10'0" (3.61m x 3.05m)

**Bathroom:**

**Allocated Off Road Parking:**  
One parking space

**Private Patio:**

**Attractive Communal Grounds**

Tenure: LEASEHOLD  
SERVICE CHARGE: PAID HALF YEARLY: £743.65,  
GROUND RENT: £200 PER ANNUM  
SAT NAV: BH14 0LX

EPC rate: C 2014  
Council Tax Band: D £1746.98 2019/2020  
School Catchment Area:  
Please contact the Borough of Poole for current  
a d m i s s i o n   i n f o r m a t i o n : -  
school.admissions@poole.gov.uk

