

**Flat 2 Purbeck Heights, Mount Road,
Lower Parkstone, Poole, BH14 0QP**

**£195,000
Share of
Freehold**



A two bedroom ground floor flat forming part of a small low rise block quietly situated at the end of a small cul-de-sac close to Ashley Cross village. The accommodation comprises entrance hall, lounge/diner, fitted kitchen, two double bedrooms and a modern bathroom. The property also benefits from a private south facing patio, garage and a share of the Freehold.

A secure front door with entryphone opens into a communal hallway.

ENTRANCE HALL Built in airing cupboard housing the hot water cylinder with slatted wooden line shelving

LOUNGE/DINER 10' 10" x 15' 8" (3.3m x 4.78m) UPVC glazed double doors with matching UPVC double glazed window open onto the terrace, wall mounted electric radiator, space for dining table

TERRACE A south facing covered terrace making an ideal area for outdoor seating

BEDROOM 1 12' 8" x 11' (3.86m x 3.35m) UPVC double glazed front aspect window, wall mounted storage heater

BEDROOM 2 10' 11" x 10' 9" (3.33m x 3.28m) Double glazed rear aspect window, wall mounted storage heater

KITCHEN 8' 10" x 8' 9" (2.69m x 2.67m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary worktops having tiled splashbacks, single drainer stainless steel sink unit with chrome mixer tap, double glazed rear aspect window, space and plumbing for automatic washing machine and dishwasher, space for electric cooker

BATHROOM Fitted with a white suite comprising fully tiled shower enclosure, low flush WC, wash hand basin with cupboard beneath, ceramic tiled walls, wall mounted electric heated towel rail, double glazed rear aspect window

GARAGE A single garage in a near by block.

SERVICE CHARGE We are informed by the vendor that this is £1800 p.a.

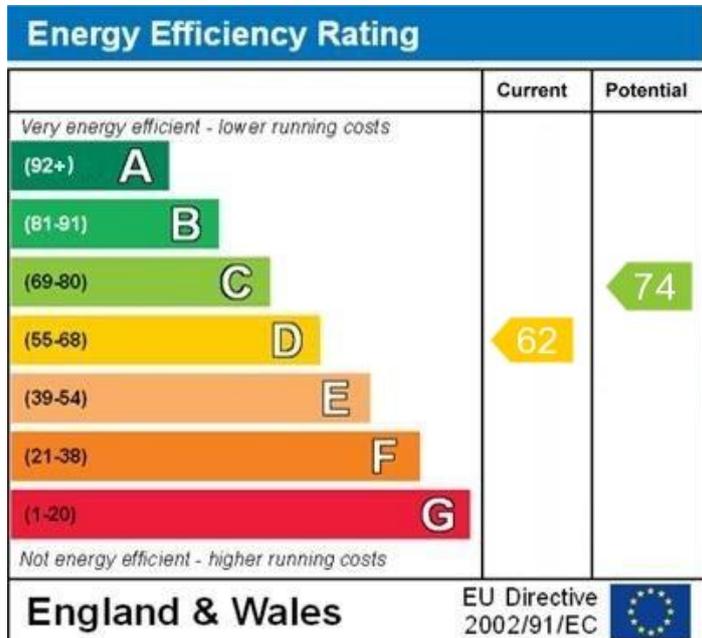


LEASE INFORMATION We are informed by the vendor that dogs are not allowed at this property.

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

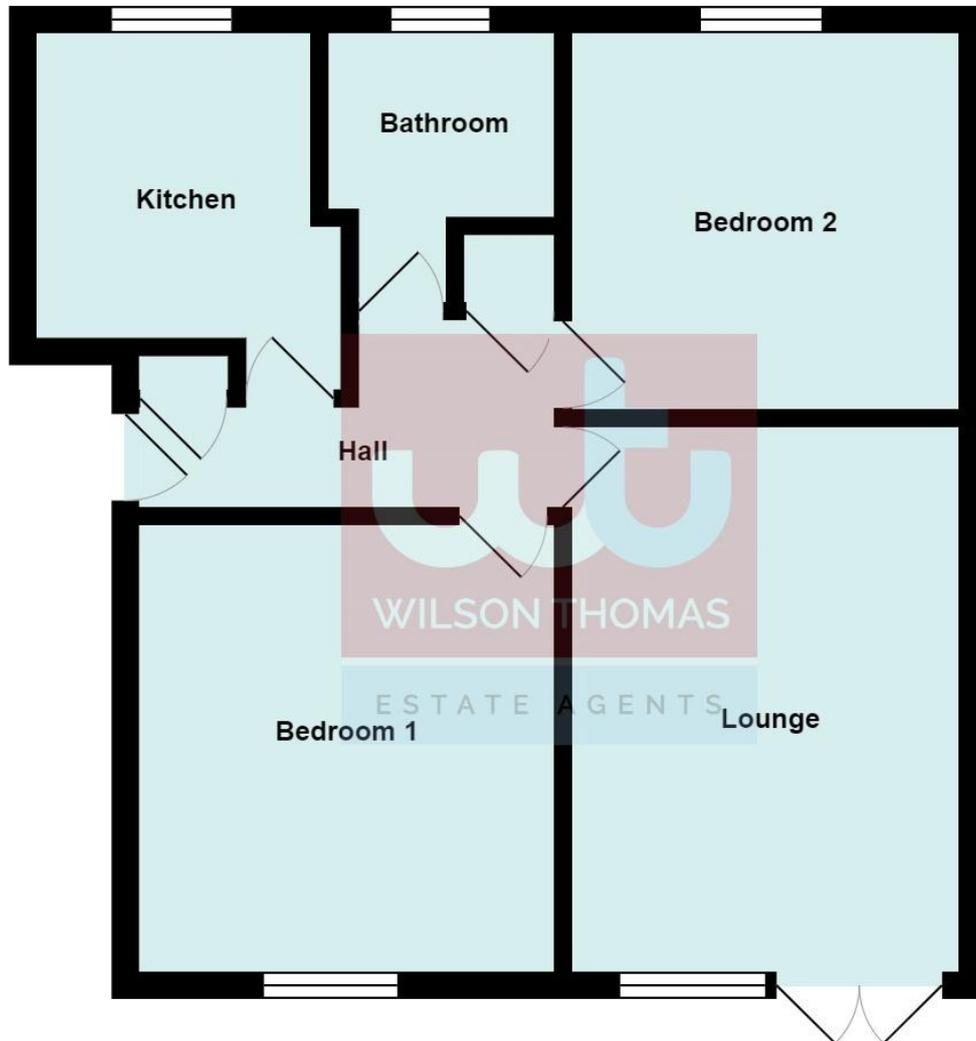
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References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

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