

**Flat F, Cotes Court,
19 Cotes Avenue, Lower Parkstone,
Poole, BH14 0NE**

**£245,000
Leasehold**



A purpose built first floor apartment presented in excellent decorative order throughout with far reaching views over Poole Harbour, Brownsea Island and the Purbeck Hills. The property offers very spacious living accommodation comprising a good size entrance hallway, 18ft Approx. lounge/dining with patio doors leading out on to a private balcony (both with views), stylish modern fitted kitchen, two large double bedrooms and a modern fitted shower room. There is UPVC double glazing, gas fired central heating, a driveway leads to the rear of the development where there is a single garage and there are well maintained communal grounds where you can sit and enjoy the sun.

LOCATION NOTE The property is situated in a quiet no through road next to a wooded conservation area with Ashley Cross a short distance away, with its fashionable bars, bistros, restaurants and mainline London Railway Station. There are excellent bus services on North Road and Ashley Road where you will find an extensive range of day to day shopping facilities. Poole town centre is a short drive away, and near here you will find Poole Park and Poole Quay. The larger resort town of Bournemouth, and Sandbanks beaches are approximately a fifteen minute drive away respectively.

GLAZED COMMUNAL DOOR With wall mounted security entry phone system leads through to the:

COMMUNAL HALLWAY One flight of stairs gives access to the first floor, this then leads up to the:

PERSONAL FRONT ENTRANCE DOOR With spyhole, obscure glazed window to the side into the:

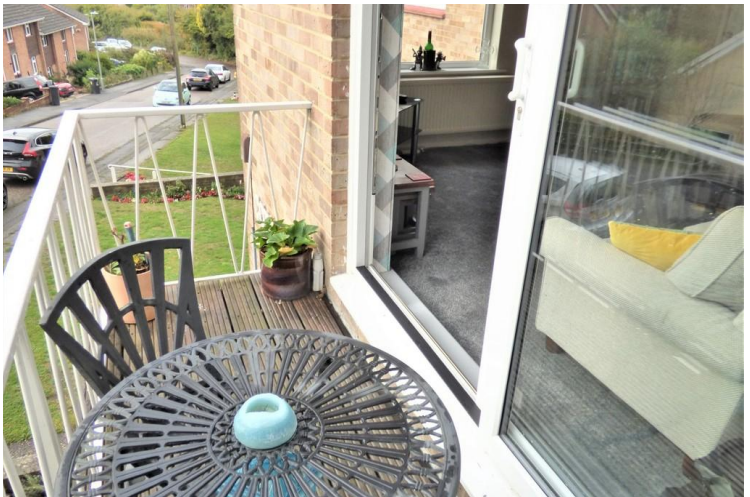
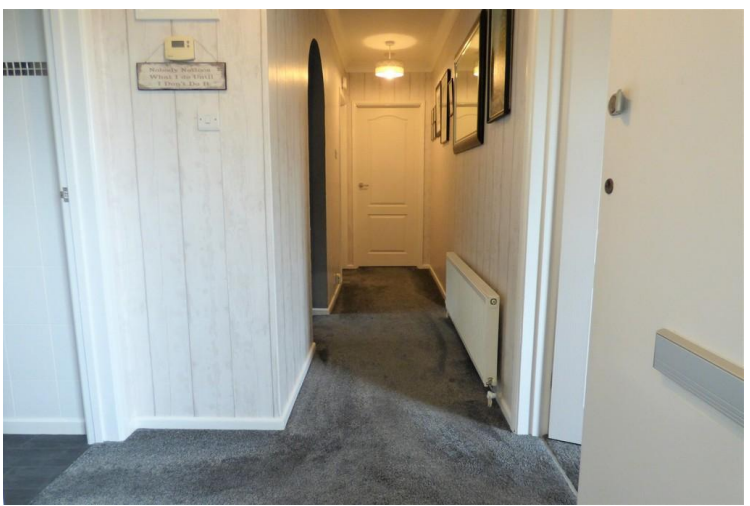
ENTRANCE HALLWAY Coved and textured ceiling, two light points, smoke detector, wall mounted central heating and hot water control panel, radiator, cupboard housing the electric meter, security entry phone system, doors lead off to:

LOUNGE/DINING ROOM 17' 10" x 11' 10" (5.44m x 3.61m) Coved and textured ceiling, two light points, TV, telephone and cable points (subject to any necessary subscription), two radiators, UPVC double glazed window providing views over Poole Harbour, Brownsea Island and the Purbeck Hills, space for table and chairs, UPVC sliding double glazed patio doors lead out onto the:

BALCONY With wrought iron balustrading, decked floor, space for table and chairs, views over towards Poole Harbour, Brownsea Island and the Purbeck Hills.

KITCHEN 10' 10" x 8' 4" (3.3m x 2.54m) Comprising a range of high gloss fronted wall and base units to include matching drawers, brushed steel effect handles, square edge marble effect worksurfaces incorporating stainless steel drainer sink with mixer tap, integrated Bosch four ring gas hob, extractor canopy above, oven and grill below, part mosaic tiled walls, integrated washing machine, space for upright fridge/freezer, wall mounted Worcester boiler, UPVC double glazed window, coved ceiling, light point, tile effect floor.

BEDROOM 1 15' 3" x 11' (4.65m x 3.35m) Coved ceiling, light point, UPVC double glazed window, radiator, along one wall are fitted wardrobes with shelving and hanging space, ample space for additional free standing bedroom furniture.



BEDROOM 2 14' 2" x 10' 10" (4.32m x 3.3m) Coved ceiling, light point, UPVC double glazed window, radiator below, telephone point, fitted wardrobe with shelving and hanging space, ample space for additional free standing bedroom furniture.

SHOWER ROOM 8' 5" x 5' 3" (2.57m x 1.6m) Comprising a three piece suite to include over size built in shower cubicle with glass sliding door, Mira electric shower, vanity unit with wash hand basin with mixer tap, double door storage cupboard below, low flush WC, wall mounted storage unit, tiled walls, UPVC double glazed opaque window, chrome effect ladder style towel rail, coved ceiling, light point, tile effect floor.

LEASEHOLD INFORMATION The property is held on a 500 year Lease running from the mid-1960s.

MAINTENANCE/SERVICE CHARGE £290 per quarter.

GROUND RENT £15 per annum.

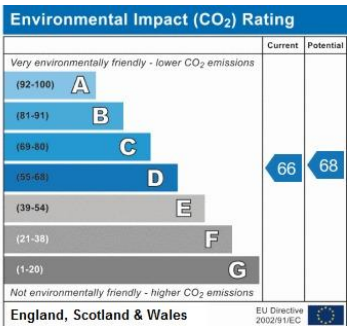
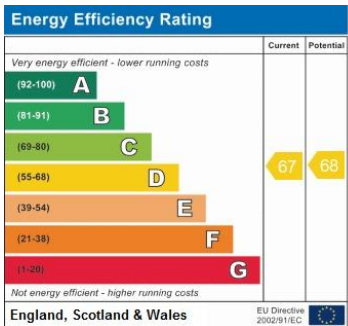
PETS We have been informed consent is required.

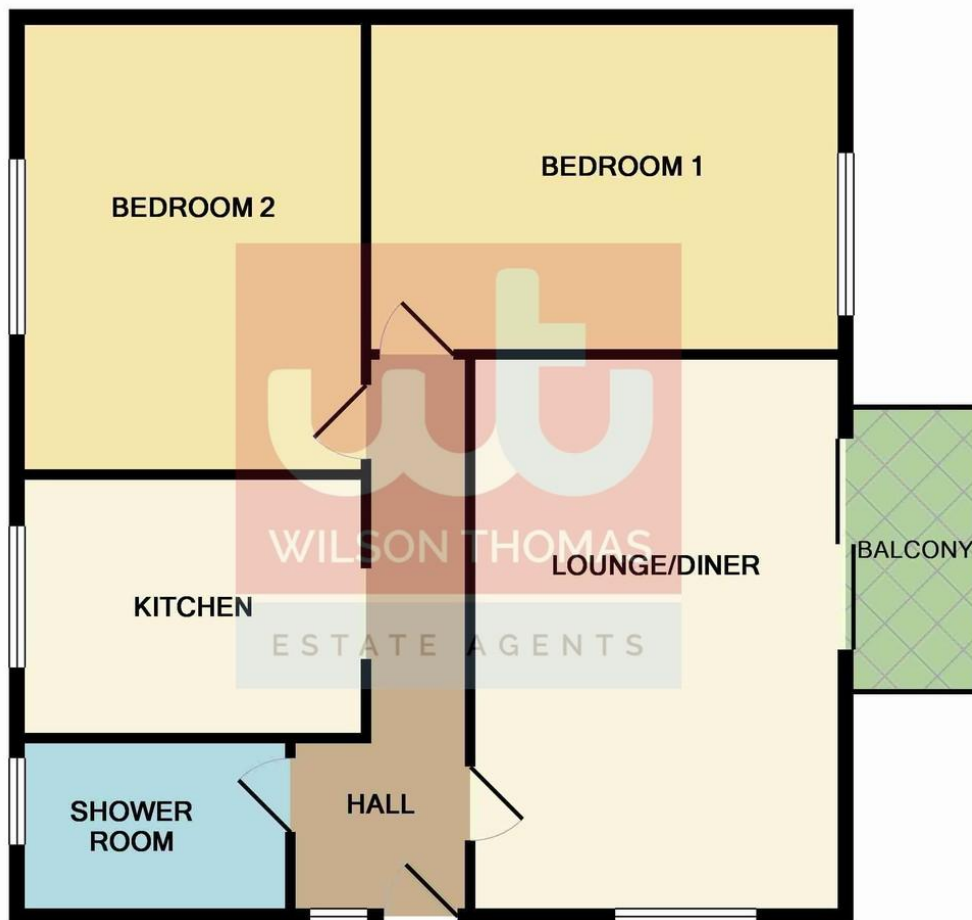
SUB-LETTING We are informed by the vendor that sub-letting is only permitted for 6 months in any calendar year.

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.

Ref: 14078





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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