



The Birches, Manor Avenue, Parkstone, Poole BH12 4LD  
£162,000

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# The Birches, Manor Avenue, Parkstone, Poole BH12 4LD

- AVAILABLE TO VIEW NOW
- Large Communal Rear Garden
- Off Road Parking
- Pet Friendly Development
- Close to Shops & Facilities
- Modern Purpose Built Development
- First Floor Two Bedroom Apartment
- Ideal First Time Buy / Buy to Let
- Recently Updated Combi Boiler
- Short Drive to Town Centres



MODERN APARTMENT WITH PARKING & GARDEN - Castleman Estate Agents are pleased to offer for sale this well presented first floor apartment within The Birches, a modern purpose built development of just six apartments with a large communal rear garden. The property is positioned in a popular residential area, conveniently situated for a wide range of shops, facilities and transport links at Tower Park and Ringwood Road. Bournemouth and Poole town centres are also both just a short drive away.

The ground floor entrance serves this apartment and just one other and leads to the entrance door on the first floor. The entrance hall of the apartment provides access to all rooms and leads through into the open plan lounge/kitchen. The kitchen features base and eye level units with an inset stainless steel sink and drainer with mixer tap over, inset four ring electric hob with oven beneath, space for freestanding fridge/freezer and under counter space and plumbing for washing machine. The wall mounted gas combi boiler has recently been updated and features a smart thermostat that can be controlled by mobile phone app.

There are two bedrooms, one positioned to the front aspect overlooking the well maintained communal garden area and the other to the rear. The second bedroom is of an irregular shape but has a useful area that is ideally suited for a computer desk for home working or studying. The modern bathroom completes the accommodation and comprises a push button WC, wash basin and bath with shower over.

The Birches is set within well maintained communal grounds and driveways at either end of the development lead to areas of off road parking for residents and visitors. A gate leads through to a large communal garden to the rear of the property for use by residents.

The running costs are also very good value and The Birches is a pet friendly development. The apartment would make an ideal first time buy or buy to let. Please contact us if you require any further information



### **Entrance**

A ground floor entrance door provides access to this apartment and just one other. Stairs leads to a first floor landing, door to:

### **Entrance Hall**

### **Open Plan Lounge/Kitchen**

42'7" x 36'1" max x 42'7" x 6'6" max (13'11 max x 13'2 max)

### **Bedroom One**

39'4" x 26'2" into bay x 39'4" x 6'6" max (12'8 into bay x 12'2 max)

### **Bedroom Two**

12'9 max x 7'1 max (3.89m max x 2.16m max)

### **Bathroom**

5'9 x 5'9 (1.75m x 1.75m)

### **Outside**

The Birches is set within well maintained communal grounds and driveways at either end of the development lead to areas of off road parking for residents and visitors. A gate leads through to a large communal garden to the rear of the property for use by residents.

### **Tenure**

Leasehold - Approx. 82 years remaining

### **Ground Rent**

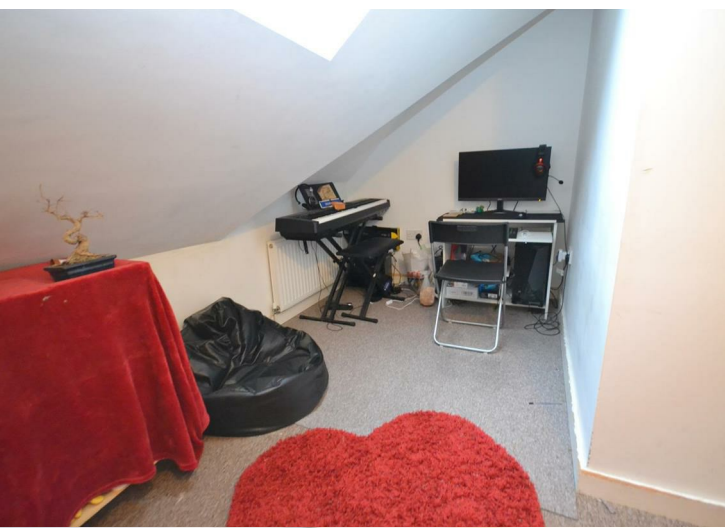
£390 per annum

### **Maintenance**

£405 per annum, to include buildings insurance

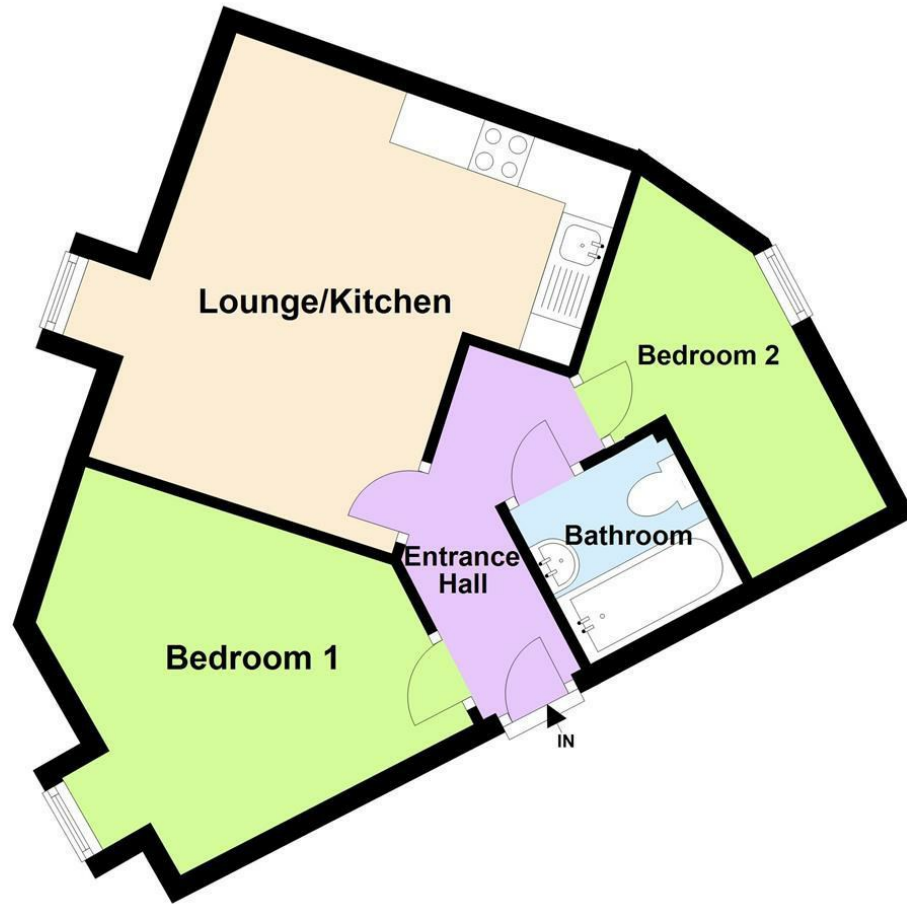
### **Council Tax**

Band B

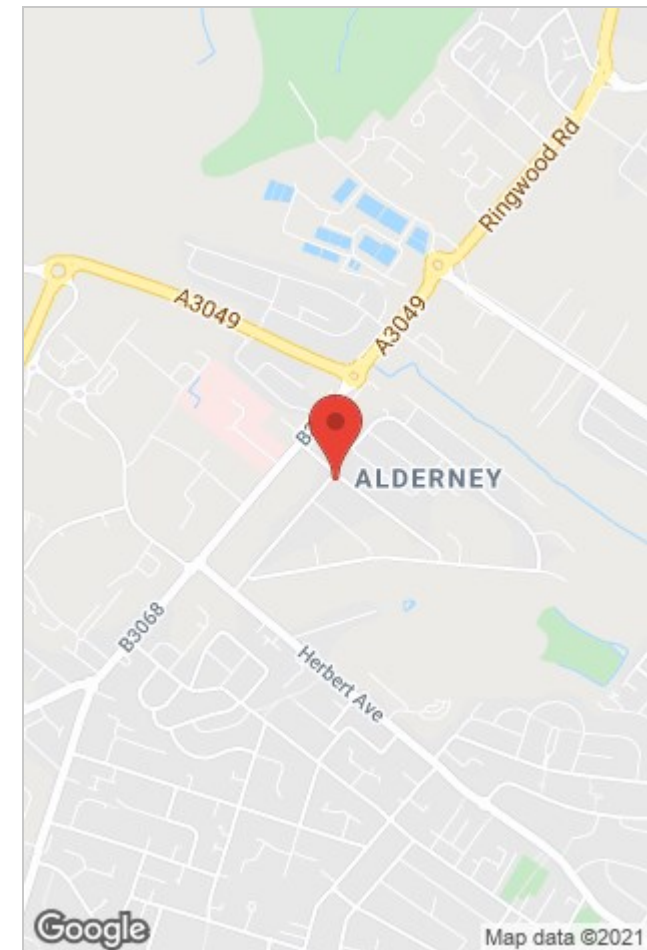




## First Floor



This floorplan is provided for guidance only and is not to scale  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 79                      | 79        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing appointment or require any further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

6 Glenwood Road, West Moors, BH22 0EP

Tel: 01202 117288 | Email: [info@castlemanestateagents.co.uk](mailto:info@castlemanestateagents.co.uk)

[www.castlemanestateagents.co.uk](http://www.castlemanestateagents.co.uk)