

Parkstone Lodge, BH14



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What it's got.

This makes for an ideal first time buy or investment property, ready to move straight into yet still with scope to put your own stamp on it.

You walk up a few steps to the main communal entrance, which benefits from a security entry phone system. Upon entering the flat, you are welcomed by a spacious entrance hallway finished with stylish resin flooring, which flows seamlessly through into the lounge and dining area. The hallway also offers two built-in cupboards, one of which houses the modern gas-fired central heating boiler.

The lounge/diner is generously sized, providing ample space for both living and dining furniture, and enjoys a bright and airy feel thanks to its dual-aspect windows. The modern kitchen is well appointed with a range of units and integrated appliances, including a fridge/freezer, washer/dryer machine, and oven.

The bathroom features a contemporary suite comprising a panelled bath with shower over, WC, and wash hand basin. Completing the accommodation are two well-proportioned double bedrooms.

Outside there is a driveway at the side of the building which leads down to the garages and visitors/additional parking bays as well as the garages.





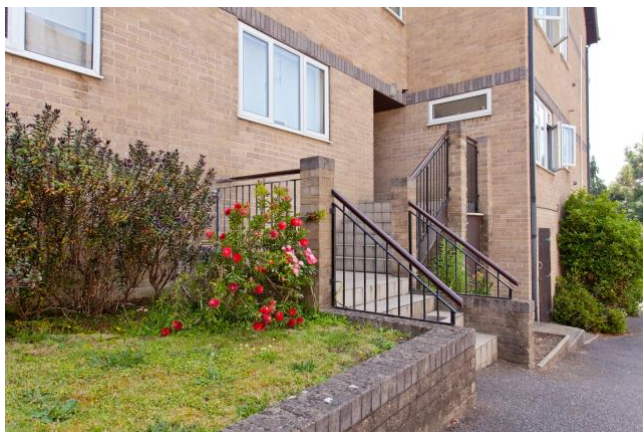
What the owner says.

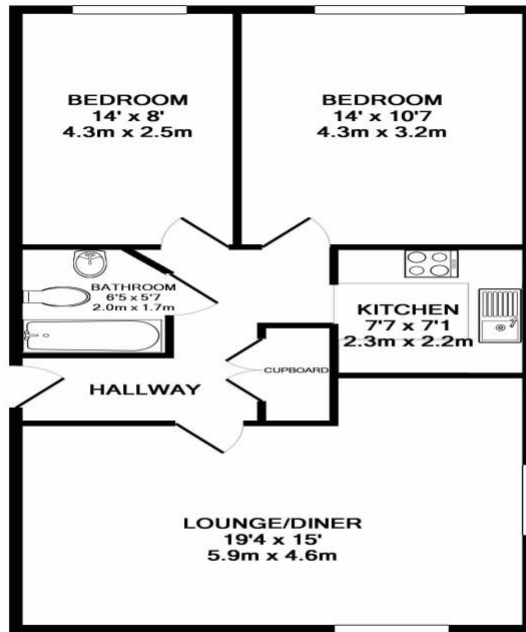
"I've bought it because it has a garage, parking space, gas central heating decent size and good location."



Where it is.

You can easily walk to the ever popular Penn Hill parade with its range of trendy bars and bistros, amenities and there is even Mark Bennetts 'award winning' patisserie to get your fresh bread, coffee and cakes. In the other direction you can walk to Branksome train station via steps up to Doyne Road with regular routes to Southampton, Winchester and Waterloo, London. Another benefit is branksome chine gardens, this is a pleasant walk, ride or run directly down to branksome beach. Both Poole and Bournemouth town centres are also within easy reach.





TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)

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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Technical bits.

- No forward chain
- 2-bedroom, 1 bathroom ground floor
- Offered no forward chain
- Service charge - £1300 per annum
- Baden-Powell and court hill catchments
- Council tax - B
- Garage
- Approx 681 Sqft
- EPC - C

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.