



3 Bolton Lodge 1 Balmoral Road, Lower Parkstone, POOLE, Dorset BH14 8TJ

£249,950 Share of Freehold

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A superb first floor converted apartment ideally situated in the heart of Lower Parkstone within walking distance to the trendy Ashley Cross with it's array of bars, bistros and shops. This ideal first time buy/investment property has recently been refurbished and internal viewing is highly advised to appreciate not only its sought after location but also the modern accommodation on offer, which comprises: 18' lounge/new kitchen/diner, two double bedrooms and a newly fitted shower room. Externally there is a communal outside area and tandem allocated parking spaces. Further features include: high ceilings, feature fireplace, SHARE OF THE FREEHOLD, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden Powell and St Peters CoE Juniors

**ANTHONY
DAVID & CO**

FIRST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



Entrance Hall 13' x 3' (3.96m x 0.91m)

Lounge/Kitchen/Diner 18' 10" x 13' (5.74m x 3.96m)

Bedroom One 14' 2" x 12' (4.32m x 3.66m)

Bedroom Two 13' x 10' 3" (3.96m x 3.12m)

Bathroom 8' x 5' 10" (2.44m x 1.78m)

Parking Tandem allocated parking spaces.

Outside Area Communal

Tenure Share of Freehold

Service Charge £110.00 per month to include buildings insurance

Broadband Fibre 1GB available

Council Tax Band B

TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.