



22 Firgrove, 61 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EP

£245,000 Leasehold

info@anthonydavid.co.uk

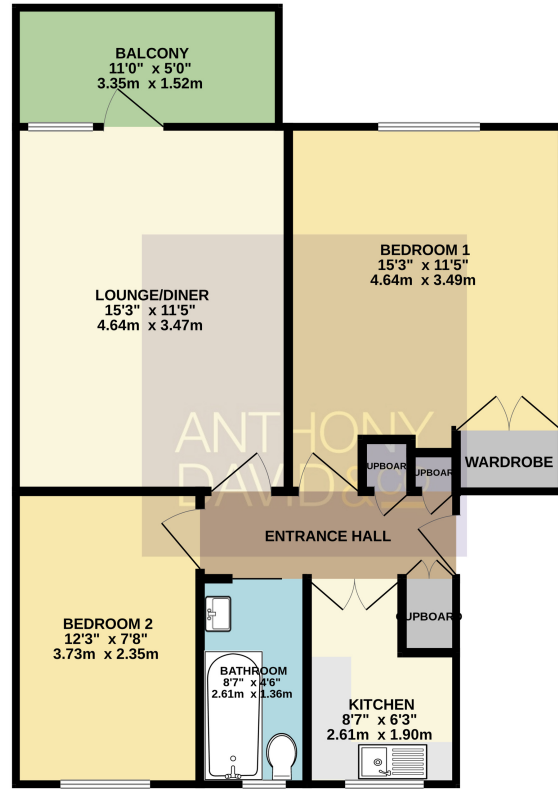
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01202 677444

* NO FORWARD CHAIN * A bright and airy two double bedroom first floor flat situated in an elevated position in the heart of Lower Parkstone a short stroll away from the popular Ashley Cross with its array of bars and bistros. The property presents an ideal investment/first time buy and viewing is a must to appreciate not only its sought after location but also the good sized accommodation on offer, which comprises: 15' lounge/diner, BALCONY, kitchen and bathroom. Externally the property has allocated undercroft parking along with visitors parking on a first come first serve basis. Further features include; new extended lease of 125 years, lift in block, seasonal views, built in wardrobe to bedroom one, gas central heating and UPVC double glazing

**ANTHONY
DAVID & CO**

FIRST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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Entrance Hall Doors to

Lounge/Diner 15' 3" x 11' 5" (4.65m x 3.48m)

Balcony 11' 0" x 5' 0" (3.35m x 1.52m)

Kitchen 8' 7" x 6' 3" (2.62m x 1.91m)

Bedroom One 15' 3" x 11' 5" (4.65m x 3.48m)

Bedroom Two 12' 3" x 7' 8" (3.73m x 2.34m)

Bathroom 8' 2" x 4' 6" (2.49m x 1.37m)

Tenure Leasehold - new 125 year lease on completion

Service Charge £1190.86 per annum to include buildings insurance

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(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	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.