

Warwick Court
22 Bournemouth Road, Lower Parkstone BH14 0EA
£185,000 Leasehold

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About the Property

Warwick Court is a modern, purpose-built gated development ideally positioned in the heart of Ashley Cross, just moments from a variety of local amenities and within easy walking distance of Parkstone railway station.

This well-presented one-bedroom apartment is situated on the first floor and benefits from the added convenience of one allocated parking space.

The property is accessed via a communal entrance hall, with stairs rising to the first-floor landing. A private front door opens into the entrance hall, which includes a useful built-in storage cupboard.

The lounge/dining room is bright and welcoming, featuring a front aspect window and an open-plan layout leading through to the adjoining kitchen. The kitchen is fitted with a range of modern units and incorporates an oven and hob and a free-standing upright fridge/freezer and plumbing for a washing machine.

The double bedroom benefits from a fitted wardrobe and is served by a bathroom.

Externally, the apartment is conveyed with one allocated parking space, conveniently located to the rear of the development.

Tenure: Leasehold 125 years from 24th June 2003

Service Charge: £1,454.50 per annum Ground Rent: £125 per annum

Building insurance contribution: £219.50 per annum

Council Tax Band: B (BCP Council)

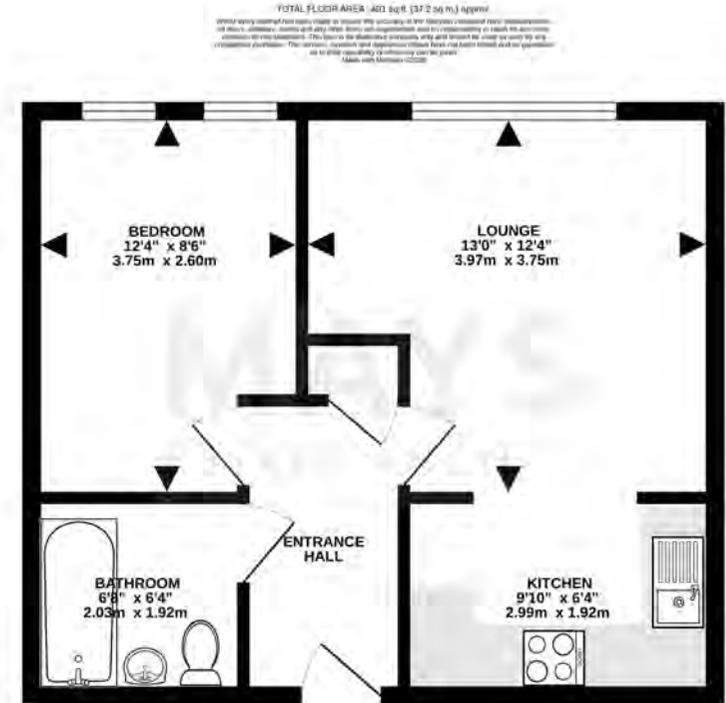
Pets and holiday letting are not permitted within the development

Utilities: Mains Electricity, Gas, Water & Sewerage
Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

Key Features

- Modern purpose-built gated development in the heart of Ashley Cross
- First-floor one-bedroom apartment
- Bright lounge/dining room with front aspect window
- Open-plan kitchen with fitted units, oven and hob
- Space for fridge/freezer and washing machine
- Double bedroom with fitted wardrobe
- Bathroom accessed from the hallway
- Entrance hall with built-in storage cupboard
- One allocated parking space to the rear of the development
- Conveniently located close to Ashley Cross amenities and Parkstone



Location

Ashley Cross is a vibrant and highly sought-after village hub located between Poole and Bournemouth. At its heart lies the lively Green, surrounded by an excellent selection of cafés, bars, restaurants and independent shops, creating a sociable and welcoming community atmosphere. The area is particularly popular with young professionals, families and commuters thanks to its lively lifestyle and convenient transport links. Parkstone railway station provides direct services to London Waterloo, making Ashley Cross an attractive option for those travelling to the capital.

Property in the area is varied and characterful, ranging from charming Victorian and Edwardian homes to stylish modern apartments. The nearby coastline, Poole Harbour and Sandbanks beaches are only a short drive away, offering exceptional leisure opportunities including sailing, watersports and coastal walks. With its thriving social scene, attractive period architecture and excellent connectivity, Ashley Cross offers an ideal blend of village charm and modern convenience.





IMPORTANT NOTICE

Mays and their clients give notice that:

- 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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	