



12 Chideock Close, Parkstone, Poole, Dorset BH12 2DZ

£115,000 Leasehold

info@anthonydavid.co.uk

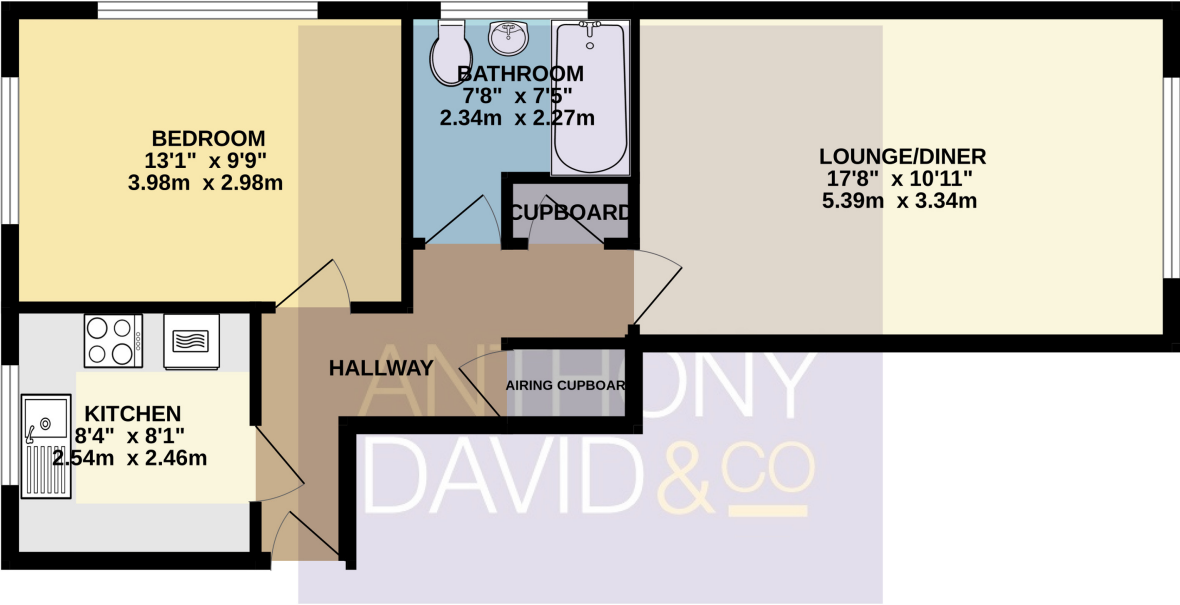
www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN ** CASH BUYERS ONLY **** A one double bedroom ground floor purpose built apartment situated in this cul-de-sac location in Parkstone close to Branksome Recreation ground and the popular Ashley Road with its array of shopping facilities, amenities and central bus routes. Branksome Train station is also close to hand. The property presents an ideal investment and viewing is advised to appreciate its tucked away location. The accommodation on offer comprises: 19' lounge/diner, fitted kitchen and bathroom. Externally the property has the added benefit of a garage in block, casual residents parking and visitors parking. Further features include; electric heating, storage cupboard and UPVC double glazing.

**ANTHONY
DAVID & CO**

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



- Entrance Hall Doors to
- Lounge/Diner 17' 8" x 10' 11" (5.38m x 3.33m)
- Kitchen 8' 4" x 8' 1" (2.54m x 2.46m)
- Bedroom 13' 1" x 9' 9" (3.99m x 2.97m)
- Bathroom 7' 8" x 7' 5" (2.34m x 2.26m)
- Garage In block
- Parking Casual and visitors
- Tenure Leasehold - 50 years remaining
- Ground Rent £45 per annum
- Service Charge £1020 per annum
- Council Tax Band A

TOTAL FLOOR AREA : 523 sq.ft. (48.6 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.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(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 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.