

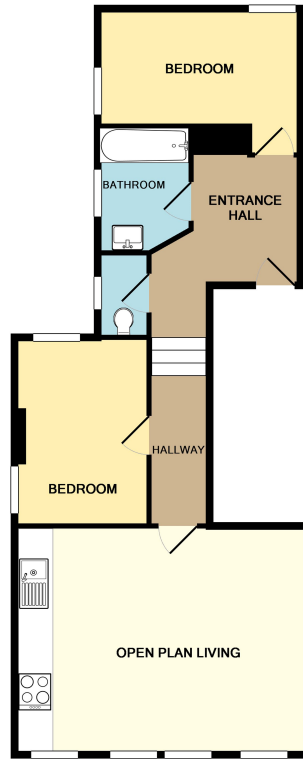


**FIRST FLOOR FLAT, 390 ASHLEY ROAD, PARKSTONE BH14 0AA £160,000 LEASEHOLD**

- FIRST FLOOR FLAT
- 18 FT OPEN PLAN LIVING
- GAS CENTRAL HEATING
- IDEAL BUY TO LET/FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- BATHROOM
- UPVC DOUBLE GLAZING
- LONG LEASE



A two bedroom first floor converted flat conveniently situated on Ashley Road with its array of shops, amenities and direct bus routes to both Bournemouth and Poole Town centres, Parkstone Railway Station and Ashley Cross with its trendy bars and bistros is also a short drive away. The property presents an ideal first time buy/investment and viewing is advised to appreciate its central location. The accommodation on offer comprises: 18 ft open plan lounge/kitchen/dining area, bathroom and separate W.C, Further features include: gas central heating, UPVC double glazing and long lease.



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 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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## Room Measurements

Entrance Hall  
Doors to

Separate W.C.  
5' 3" x 3' 0" (1.60m x 0.91m)

Open Plan Living  
18' 3" x 14' (5.56m x 4.27m)

Tenure  
Leasehold - 125 Years from circa 2016

Bedroom One  
12' x 9' 2" (3.66m x 2.79m)

Ground Rent  
TBC

Bedroom Two  
12' 8" x 7' 3" (3.86m x 2.21m)

Service Charge  
£1000 per annum

Bathroom  
8' x 5' 6" (2.44m x 1.68m)

Council Tax  
Band A



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Property Misdescriptions Act 1991

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