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LINKHOMES
ESTATE AGENTS



40a Parkstone Avenue, Poole, Dorset, BH14 9LR
Guide Price £335,000

**** GROUND FLOOR GARDEN APARTMENT ** CLOSE TO PENN HILL & ASHLEY CROSS ** SHARE OF FREEHOLD **** Link Homes Estate Agents are delighted to present for sale this two bedroom ground floor apartment located in the sought-after BH14 location. Situated in a conversion of just two, and benefitting from an array of fine features including two double bedrooms with bedroom two offering an en-suite, a living room with direct access onto the conservatory that can also be used for many different things, such as a home office, a dining area and much more, a separate kitchen with space for appliances and a single door leading to the landscaped garden, a single garage offering power and lighting and a tarmacked driveway with off-road parking for multiple vehicles. This property is a must view to fully appreciate the accommodation on offer!

Parkstone Avenue sits centrally between the popular areas of Penn Hill and Ashley Cross which offer a variety of bars, restaurants, hairdressers, barbers, coffee shops and many other convenient attractions all within walking distance. Bournemouth's award-winning sandy beaches as well as Bournemouth and Poole Town Centres are only a short drive away. The property sits in the catchment for Courthill and Baden Powell schools which are highly in demand in the area. The Parkstone Train Station is just 0.8 miles away and connects to the mainline which takes you directly to London Waterloo. Locations don't get much better.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed composite front door with frosted glass to the side aspect, radiator, power points, two storage cupboards with one housing the consumer unit and the other having shelving and space for a washing machine and LVT flooring.

Living Room

Coved ceiling, ceiling lights, smoke alarm, UPVC double glazed French doors to the rear aspect opening onto the conservatory, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed single door to the rear aspect opening onto the patio area, combination boiler, wall and base fitted units, tiled splash back, one and a half bowl composite sink with drainer, space for a slim-line dishwasher, space for a longline fridge/freezer, space for an electric hob with under oven, power points and tiled flooring.

Conservatory/Home Office

Smooth set ceiling, wall lights, UPVC double glazed sliding doors to the side aspect leading onto the courtyard, electric radiator, power points and LVT flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect with bespoke fitted shutters, radiator, power points, four built-in wardrobes and LVT flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect with bespoke fitted shutters, radiator, power points with USB charging, an en-suite and LVT flooring.



En-Suite

Smooth set ceiling, wall light, toilet, wall mounted sink and LVT flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with glass shower screen and extra shower head, pedestal sink, toilet, stainless steel heated towel rail and LVT flooring.

Outside

Garden

Indian stand stone laid patio, surrounding wooden fences, side gated access, outside tap and outside light.

Garge

Flat roof, electric door with power and lighting.

Parking

Driveway with parking for four vehicles.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 999 year lease from 14 Sept 2000
Ground Rent: £0
Service Charge: As and when.
Buildings insurance is £448 per annum, this is split 50/50.
Pets are permitted.
EPC: D
Council Tax Band: B - Approximately £1,753.85 per annum.

Stamp Duty

First Time Buyer: £1,750
Moving Home: £6,750
Additional Buyer: £23,500