



**The Cheviots, Overbury Road, Lower
Parkstone, Poole, Dorset, BH14 9JL**

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Share of Freehold PRICE £250,000

A spacious ground floor, 2 double bedroom flat with patio, garage and offering potential for refurbishment. Set in a highly desirable location in Lower Parkstone, the property further offers gas central heating, double glazing, communal parking and a share of the freehold. The flat is vacant and offered with no forward chain.

- Generous ground floor flat set in this well run development in Lower Parkstone
- 2 double bedrooms, both with built in wardrobes
- Spacious lounge/dining room with doors out to a patio
- Kitchen fitted with double oven, hob, extractor and freestanding fridge/freezer, washing machine and dishwasher
- Patio, leading on to the communal gardens and a wooded outlook
- Gas central heating and double glazing
- Garage and communal parking
- Excellent potential for modernisation and improvement
- Vacant and sold with no forward chain
- Share of freehold
- Low rise development of 2 blocks, each with 12 flats, entryphone system and communal gardens

Set within easy reach of the area's most popular facilities. Ashley Cross is located approximately half a mile away and offers a range of independent shops, bars and brasseries. Penn Hill is located approximately a mile away, which has a good range of independent shops, cafes and restaurants. Poole Town Centre is located approximately 2 miles away and Lilliput is approximately one mile away with Salterns Marina just beyond and Whitecliff Harbourside Park is just over three quarters of a mile away.

Term of lease: Share of freehold - 199 years from May 2007

Ground Rent - none

Maintenance: Approximately £2364 per year

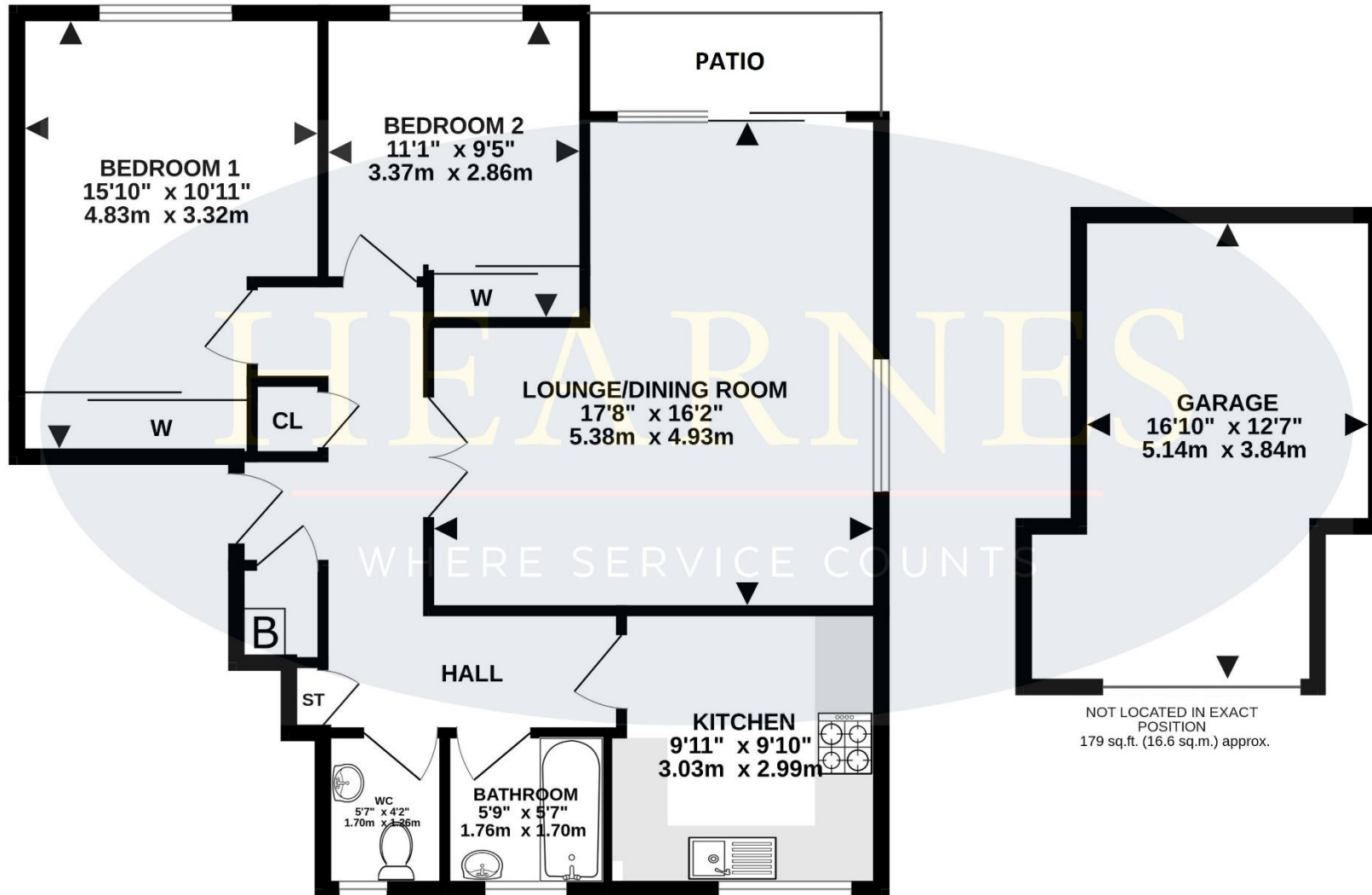
COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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1ST FLOOR
823 sq.ft. (76.4 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

