



Flat 12 High Point, 76 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EY

£299,950 Leasehold

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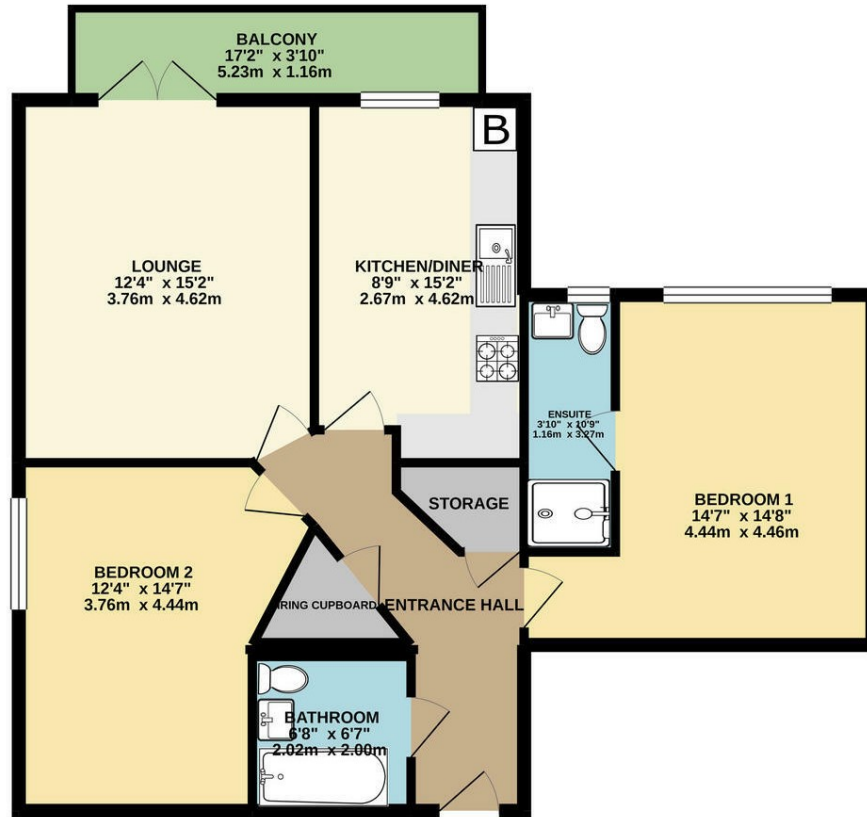
www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN **** A spacious two double bedroom second floor purpose built apartment ideally situated a short distance away from Ashley Cross with its array of trendy bars, bistros and village green. Central bus and rail routes are also close to hand. The property presents an ideal investment and viewing is a must to appreciate not only its sought after location but also the good sized accommodation on offer, which comprises: lounge with direct access to the BALCONY, fitted kitchen, two over sized double bedrooms, en-suite shower room and additional bathroom. Externally there is an allocated secure underground parking space and large storage cage. Further features include: storage cupboard, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Edwards Juniors. NB: Photos require updating as were taken prior to this marketing cycle.

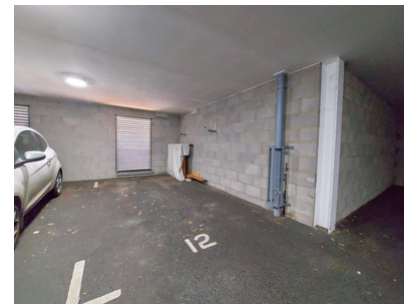
**ANTHONY
DAVID & CO**

861 sq.ft. (80.0 sq.m.) approx.



Entrance Hall Doors to
 Lounge 15' 2" x 12' 4" (4.62m x 3.76m)
 Balcony 17' 2" x 3' 10" (5.23m x 1.17m)
 Kitchen/Diner 15' 2" x 8' 9" (4.62m x 2.67m)
 Bedroom One 14' 8" x 14' 7" (4.47m x 4.45m)
 En-Suite Shower 10' 9" x 3' 10" (3.28m x 1.17m)
 Bedroom Two 14' 7" x 12' 4" (4.45m x 3.76m)
 Bathroom 6' 8" x 6' 7" (2.03m x 2.01m)
 Parking Allocated secure underground
 Tenure Leasehold - 106 years remaining
 Ground Rent £275.00 per annum
 Service Charge £1902.00 per annum
 Council Tax Band D
 Agents Note Photos require updating as were taken prior to this marketing cycle.

TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	83
(69-80)	C		
(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	

Property Misdescriptions Act 1991
 Property details contained herein do not form part 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.