



Flat 2 Farley Lodge, 103 -105 Bournemouth Road, Lower Parkstone BH14 9HR Guide Price £210,000 Leasehold

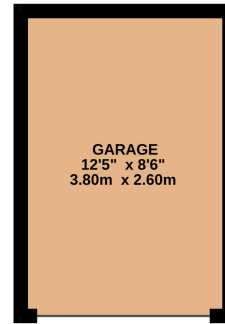
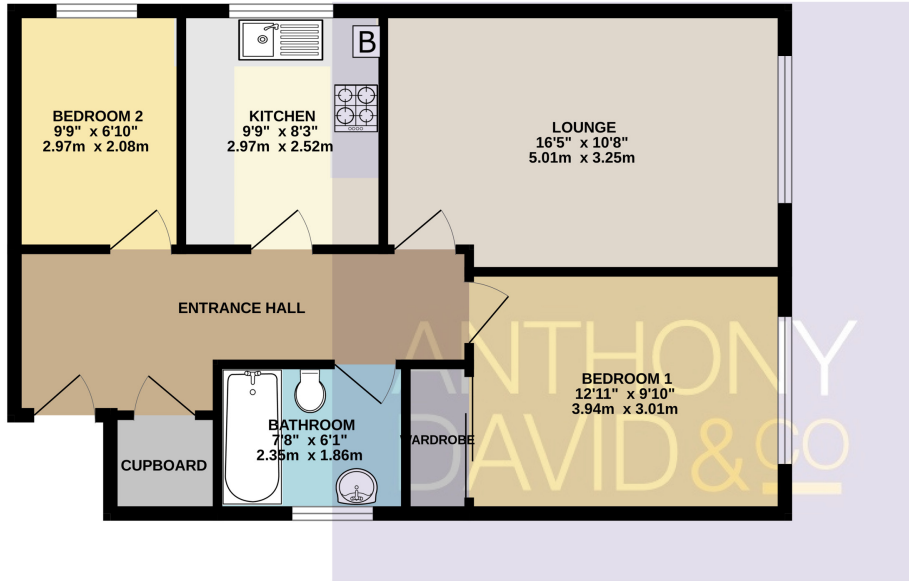
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**** SOUGHT AFTER SCHOOL CATCHMENT **** A well presented ground floor purpose built apartment ideally situated in the popular location of Lower Parkstone just a short distance away from Ashley Cross with its array of trendy bars, bistros, shops and amenities. This ideal first time buy/investment has a South facing aspect and internal viewing is a must to appreciate its fantastic location. The accommodation on offer comprises: 16' lounge, stylish kitchen, one double bedroom, good sized single bedroom and a white modern bathroom. Externally the property is set within well maintained communal grounds and has the added benefit of a garage in block and permit residential and visitors parking (time restricted). Further features include: EXTENDED LEASE, fitted wardrobe to bedroom one, , gas central heating, storage cupboard and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters Juniors.

**ANTHONY
DAVID & CO**

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
106 sq.ft. (9.9 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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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Entrance Hall Doors to

Lounge 16' 5" x 10' 8" (5.00m x 3.25m)

Kitchen 9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom One 12' 11" x 9' 10" (3.94m x 3.00m)

Bedroom Two 9' 9" x 6' 10" (2.97m x 2.08m)

Bathroom 7' 8" x 6' 1" (2.34m x 1.85m)

Garage 12' 5" x 8' 6" (3.78m x 2.59m)

Garden Communal

Tenure Leasehold - 169 years remaining

Ground Rent Peppercorn

Service Charge £1500 per annum

Management Company Woodley and Associates 0345 222 2007

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(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.