



**HEARNES**

WHERE SERVICE COUNTS

**Casa, 145-151 Bournemouth Rd,  
Lower Parkstone, Poole BH14 9BQ**



# Casa, 145-151, Bournemouth Rd, Lower Parkstone, Poole BH14 9BQ

## LEASEHOLD PRICE £275,000

An immaculate, contemporary 2 double bedroom, 2 bathroom ground floor apartment in this most attractive purpose built development, with its own private patio. Built in 2018 by Bracken Developments, a well-regarded local firm, the block enjoys well-kept communal areas, a security entryphone system, front and rear entrances to well-presented communal hallways, and a large communal car park at the rear, with one permit per flat. The property is situated at the rear of the building and is well appointed benefitting from a large, almost square kitchen/lounge/dining room which has double glazed French doors to the patio, integrated appliances and good range of units, a stylish en-suite shower room and a spacious contemporary bathroom. Added advantages include gas central heating via radiators and double glazing, and it is a very central convenient location, within walking distance of local shops and just over 2 miles to Poole and 3 miles to Bournemouth Town Centres.

- Well-presented 2 double bedroom ground floor apartment
- Direct access out to a private patio area which faces the rear of the building
- Very convenient location, being 200m to local shops, 800m to Asley Cross, and just over 2 miles to Poole and 3 miles to Bournemouth Town Centres
- Large lounge/kitchen/dining room with fully fitted integrated appliances to include oven, induction hob, extractor, washer/dryer, and fridge/freezer
- Luxury en-suite shower room and family bathroom, all with a high quality finish
- Double glazed windows with fitted blinds, and gas central heating
- Parking permit for residents communal car park at the rear
- Well-kept communal hallways with front and rear entrances, entryphone system and communal bike storage
- Lovely modern development of purpose built apartments built in 2018 with the remainder of the 10 year builder warrantee.

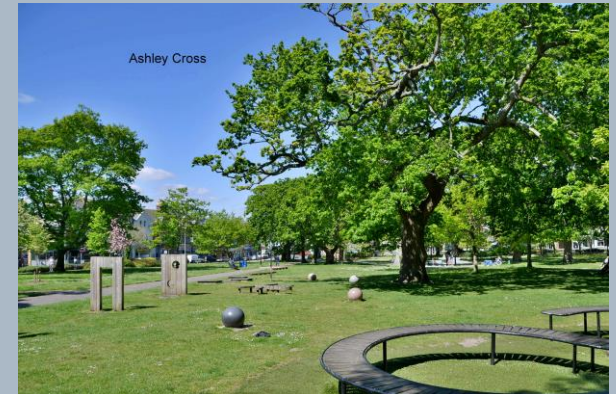
Conveniently located being close to both Ashley Cross and Penn Hill and half a mile of both Branksome and Parkstone train stations. Local shops are walking distance away and the Towns of Poole and Bournemouth are just over 2 miles and 3 miles respectively.

Term of Lease: 125 years from 2018

Maintenance Charges approximately £1100 per annum including water and sewerage rates.

Ground Rent: £200 per year

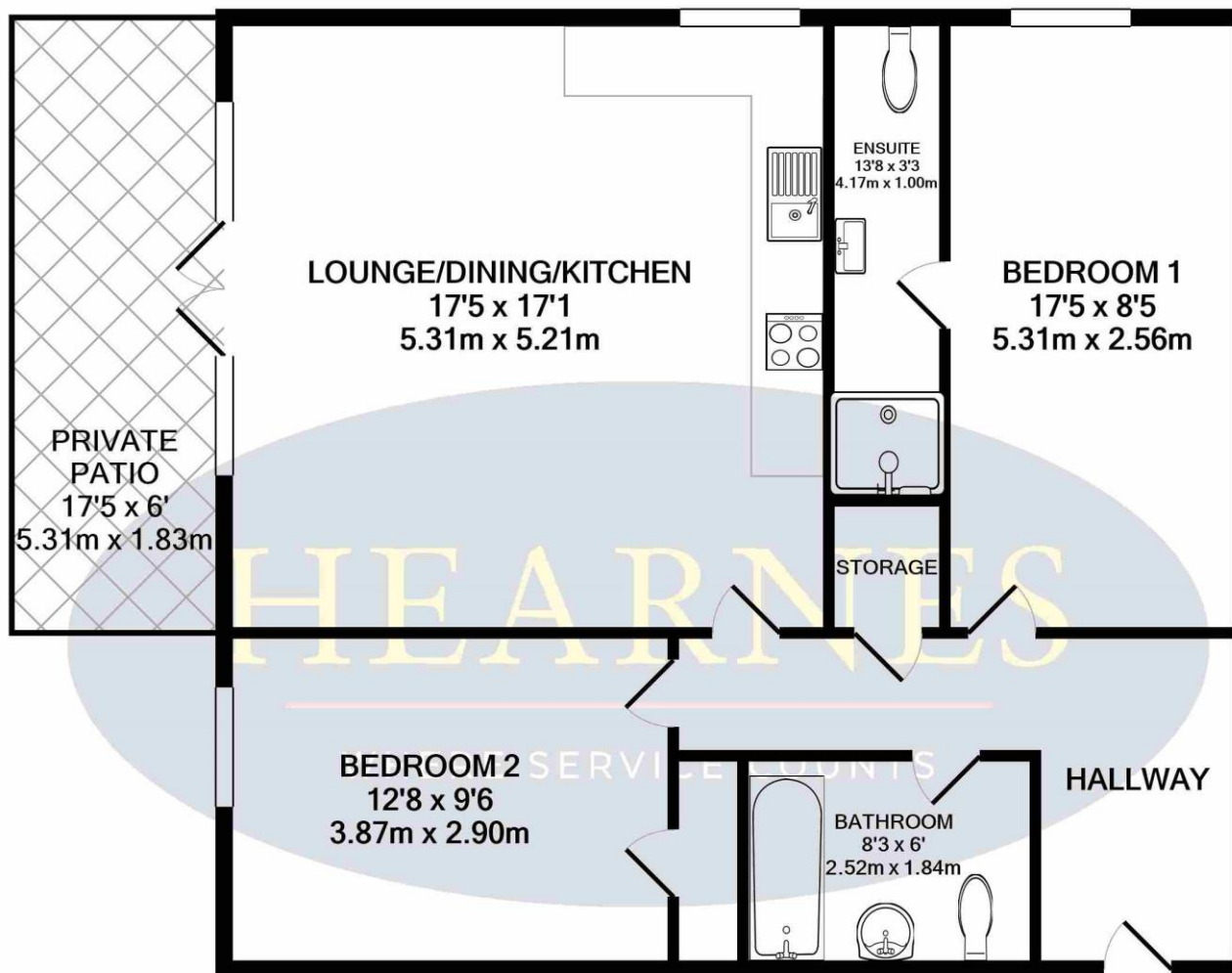
COUNCIL TAX BAND: C EPC RATING: B











TOTAL APPROX. FLOOR AREA 775 SQ.FT. (72.0 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

Made with Metropix ©2022









[www.hearnes.com](http://www.hearnes.com)

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com)

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE