



7 Baytrees, 4 St Peters Road, Lower Parkstone, Poole, Dorset BH14 0PA

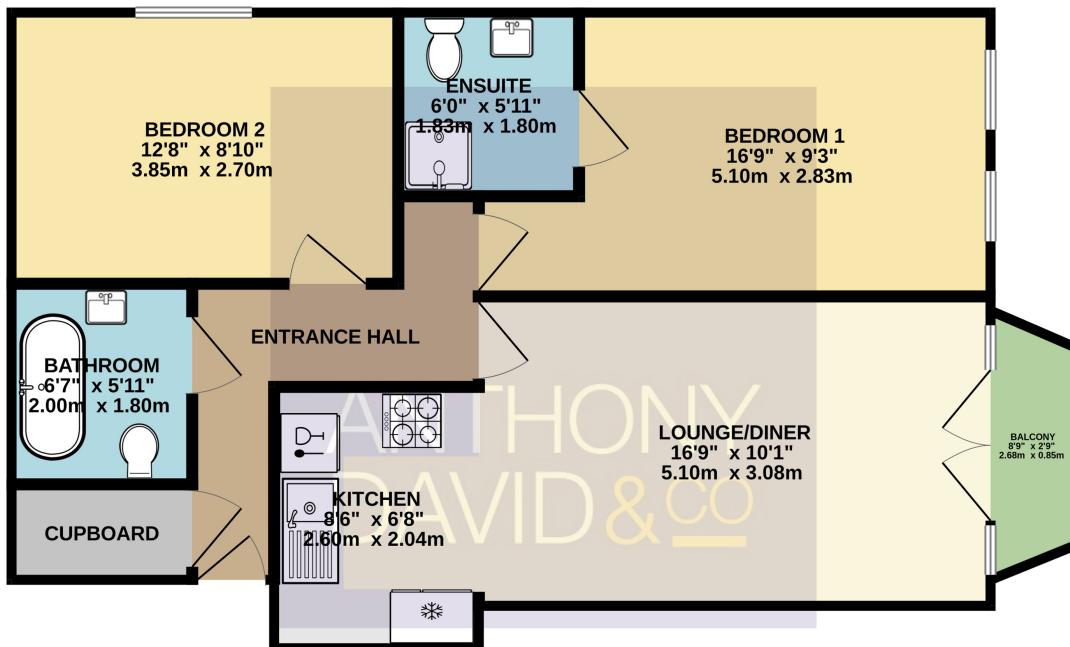
£269,950 Leasehold

**\*\* NO FORWARD CHAIN \*\*** A stunning two double bedroom first floor apartment, situated in this exclusive development in Lower Parkstone just yards from Ashley Cross with its array of bars, bistros, shops and amenities. The property presents an ideal first time buy/investment and viewing is imperative to not only appreciate its sought after location but also the elegant accommodation on offer, which comprises: 16' lounge/diner with doors to BALCONY, fitted kitchen, stylish en-suite shower room and modern bathroom. Externally the property is set within well maintained communal gardens and benefits from an allocated parking space and visitors parking. Further features of this must see property include; dishwasher, oven and fridge/freezer, storage cupboard, built-in wardrobe to bedroom one, gas central heating, video entry system and lift in block. School Catchment - Baden Powell, St Peters Junior School and Courthill Infant.

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ANTHONY  
DAVID & CO

FIRST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	83
EU Directive 2002/91/EC			