



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

£269,950 Leasehold

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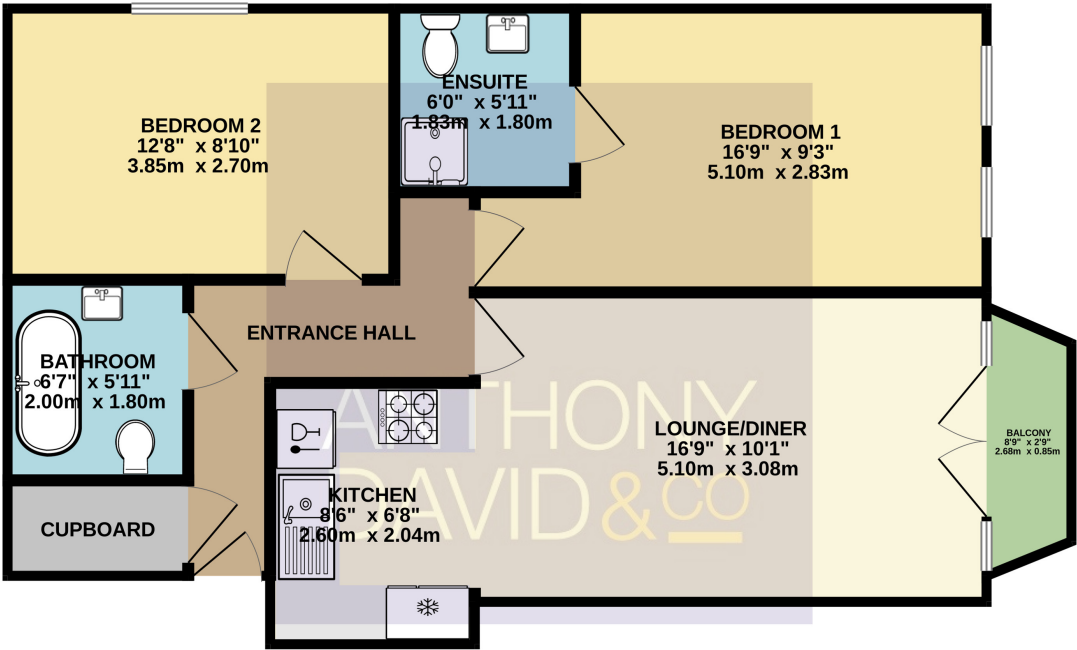
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**** NO FORWARD CHAIN **** A stunning two double bedroom first floor apartment, situated in this exclusive development in Lower Parkstone just yards from Ashley Cross with its array of bars, bistros, shops and amenities. The property presents an ideal 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.

**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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- Entrance Hall Doors to
- Lounge/Diner Area 16' 9" x 10' 1" (5.11m x 3.07m)
- Balcony Views over communal grounds
- Kitchen Area 8' 6" x 6' 8" (2.59m x 2.03m)
- Bedroom One 16' 9" x 9' 3" (5.11m x 2.82m) max
- En-Suite Shower 6' 0" x 5' 11" (1.83m x 1.80m)
- Bedroom Two 12' 8" x 8' 10" (3.86m x 2.69m)
- Bathroom 6' 7" x 5' 11" (2.01m x 1.80m)
- Parking Allocated and visitors
- Tenure Leasehold - term 979 years remaining
- Service Charge £2116.00 per annum
- Ground Rent £150.57 per annum
- Council Tax Band D



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 details contained herein do not form part of or all 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.