

Top Floor Apartment
Spur Hill Avenue, Lower Parkstone BH14 9PH
£260,000 Leasehold

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Property Summary

A superb opportunity to acquire a spacious two double bedroom apartment with a private garden and garage on a quiet and highly sought after tree-lined road in Lower Parkstone. The property has characterful features such as high ceilings, bay windows and period fireplaces and the accommodation centres around a large entrance hallway. Throughout the rooms sizes are generous and whilst the property could benefit from a 'lick of paint' here and there, the fundamentals of the apartment could prove ideal for buyers wishing to add to the value of a property and create the environment of their next home.



Key Features

- Large entrance hallway
- Living room with feature bay window
- Fitted kitchen
- Two generous double bedrooms
- Bathroom
- Garage
- Private garden
- Quiet location
- No forward chain
- Pets and holiday lets allowed



About the Property

The property is approached by a communal hallway that has an open balustrade staircase rising to the first floor. On entering the property, you're immediately impressed with the size of the private hallway which provides independent access to all rooms. The living room is a lovely space and features a period fireplace and a large bay window that has tree top views over the garden. The kitchen is fitted with a range of units and has plentiful space for a range of appliances too.

Both bedrooms are large double rooms with plentiful space for a range of fitted bedroom furniture and the bathroom is sensibly positioned next to the principal bedroom. Outside there is a private garden conveyed with the property and a large, detached garage is ideal for both parking and storage.

Whilst the property could benefit from some cosmetic improvement, the basics and size of this property are truly impressive. With a little tender loving care, this property would transform into a truly super home with a highly sought-after address.

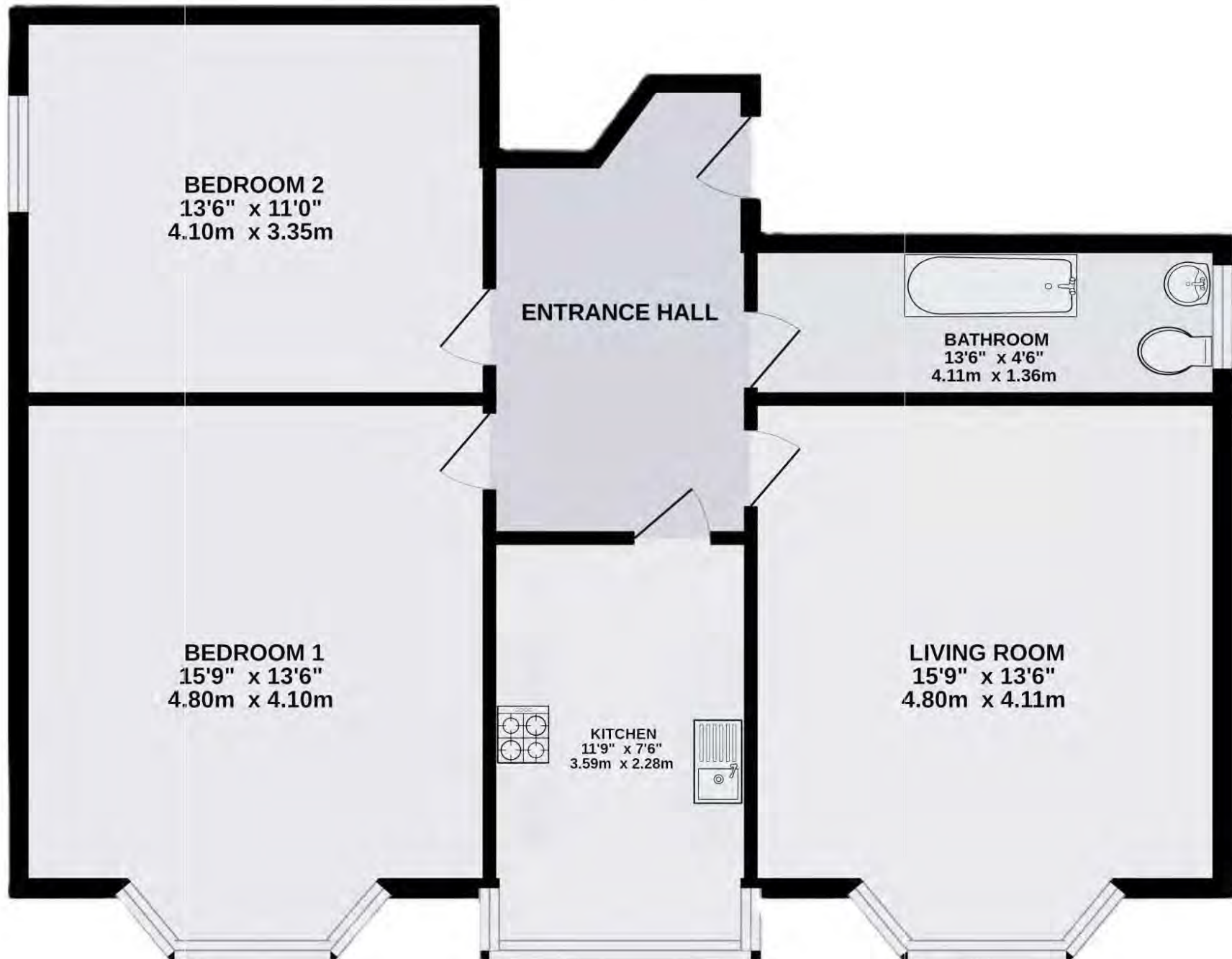
Tenure: The property is being sold with a new lease upon completion

Service Charge: TBC

Council Tax Band: C



First Floor - Approx 72.8sqm (783sqft)



Floor plans are provided for illustration purposes only & are not drawn to scale. Dimensions are shown to the nearest 7.5cm/3 inches. Total approx area may include any external terraces, balconies and other external areas.



About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

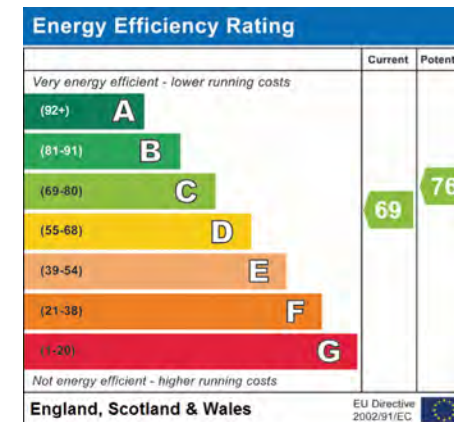
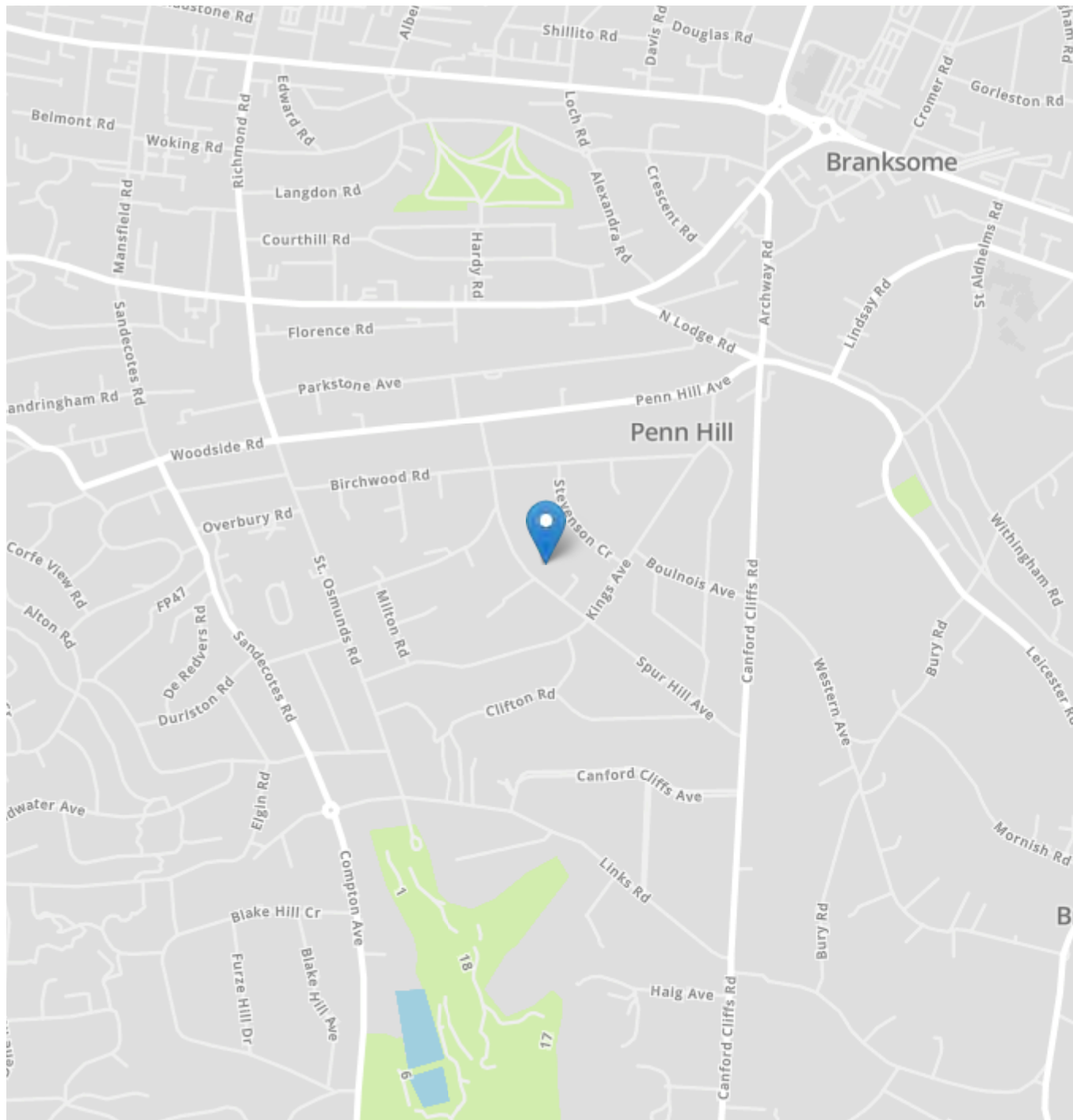


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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