



2 Silvercross, 15 Mansfield Road, Lower Parkstone, Poole, Dorset BH14 0DD

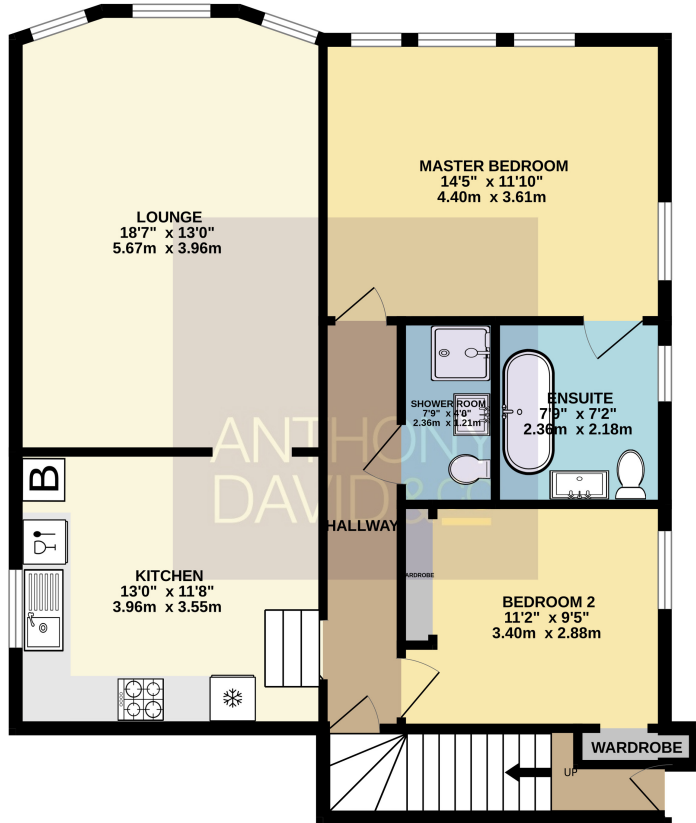
£250,000 Share of Freehold

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**** NO FORWARD CHAIN **** A beautifully presented two double bedroom first floor apartment ideally situated in Lower Parkstone a short walk from Ashley Road with its array of shopping facilities and central bus routes. Ashley Cross with it's trendy bars and bistros is also close to hand. The property presents an ideal first time buy/investment purchase and internal viewing is highly advised to appreciate the turnkey accommodation on offer, which comprises: 18' lounge, stylish kitchen, contemporary en-suite bathroom and luxury shower room. Externally there is residents parking on a first come first serve basis. Further features of this 'little gem' include: some integrated appliances to kitchen, fitted wardrobe to bedroom two, roll top bath to en-suite, gas central heating, UPVC double glazing and SHARE OF THE FREEHOLD. School Catchment - Courthill Infants and Baden-Powell and St Peters Juniors.

**ANTHONY
DAVID & CO**

FIRST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



Entrance Hall Doors to

Lounge 18' 7" x 13' 0" (5.66m x 3.96m)

Kitchen 13' 0" x 11' 8" (3.96m x 3.56m)

Master Bedroom 14' 5" x 11' 10" (4.39m x 3.61m)

En-Suite Bathroom 7' 9" x 7' 2" (2.36m x 2.18m)

Bedroom Two 11' 2" x 9' 5" (3.40m x 2.87m)

Shower Room 7' 9" x 4' 8" (2.36m x 1.42m)

Parking First come first serve basis

Tenure Share of the Freehold - 999 year lease

Service Charge As and when

Council Tax Band B

TOTAL FLOOR AREA : 864 sq.ft. (80.3 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+)	A		
(81-91)	B		
(69-80)	C	77	77
(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 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.