

Flat 6 2 Chubbs Mews, Parkstone, Poole, Dorset BH12 2LL

£190,000 Leasehold

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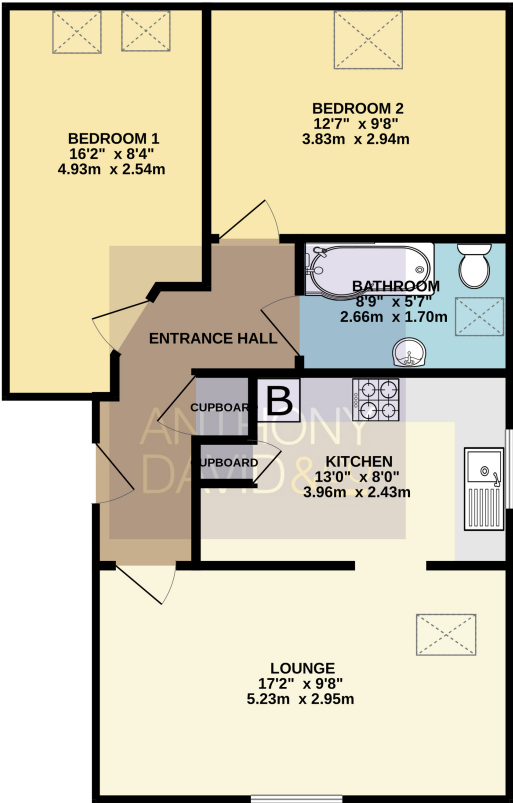
www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN **** A neat and tidy two double bedroom second floor flat situated on this cul-de-sac in Parkstone within close proximity to the ever popular Ashley Road with its array of shops, amenities and central bus routes to Poole and Bournemouth. The property presents an ideal first time buy and viewing is highly advised to not only appreciate its quiet location but also the accommodation on offer, which comprises: entrance hall, living room, fitted kitchen, modern bathroom and LOFT. Externally there is a communal garden and two allocated parking spaces. Further features include: security entryphone, **NEWLY DECORATED AND NEW CARPETS**, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors and Heatherlands Primary.

**ANTHONY
DAVID & CO**

SECOND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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 17' 2" x 9' 8" (5.23m x 2.95m)

Kitchen 13' 0" x 8' 0" (3.96m x 2.44m)

Bedroom One 16' 2" x 8' 4" (4.93m x 2.54m)

Bedroom Two 12' 7" x 9' 8" (3.84m x 2.95m)

Bathroom 8' 9" x 5' 7" (2.67m x 1.70m)

Garden Communal

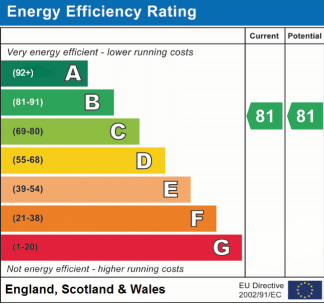
Parking Two allocated spaces

Tenure Leasehold - 81 years remaining

Service Charge £67 per month (£804 per annum)

Ground Rent TBC

Council Tax Band B



Property details contained herein do not form part 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.