



Total Area: 97.0 m² ... 1044 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



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Flat 2, 9 Warwick View, Belle Vue Road, Lower Parkstone, Poole, Dorset, BH14 8TW
Offers Over £350,000

**** SOUTH-FACING BALCONY ** SEA GLIMPSES ** NO CHAIN **** Link Homes Estate Agents are pleased to present for sale this recently renovated, two bedroom, two bathroom ground floor apartment in the heart of Lower Parkstone. Situated in a block of just five, this apartment offers an array of standout features including two double bedrooms with bedroom one offering a modern three-piece en-suite, a modern separate kitchen with a breakfast bar and integrated appliances, a bright and spacious living room with direct access onto the south-facing balcony, a fully tiled modern main bathroom, ample storage throughout, a single garage with power and a share of the freehold! Boasting over 1000 square feet of accommodation this property is a must view.

Situated on a tree-lined road, Warwick View sits within the much loved Ashley Cross location where you can find a range of bars, cafes, restaurants, Beauty & Hair Salons, Mark Bennetts Patisserie, The Post office, local transport routes and many more. Parkstone Train Station is just 0.4 miles away and within walking distance is the Ashley Cross Green. Footpaths from the apartment provide easy walks to Whitecliff Park (adjoining Poole Harbour), Lilliput Village or Blake Dene Hill. The property benefits from being in both the Courthill and Baden Powell School catchments. Just a short drive away, you can find Redlands Retail Park, White Cliff Harbourside Park, Poole Park, Poole Hospital and Poole/Bournemouth's famous blue flag sandy beaches.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, radiator, Fermax video entry system, two storage cupboards (one of which houses the consumer unit), an airing cupboard housing the water cylinder, power points, thermostat, internet point and Karndean flooring.

Kitchen

Coved and smooth set ceiling, ceiling lights, double-glazed aluminium window to the front aspect, GlowWorm boiler, radiator, wall and base mounted units, four-point Neff gas hob, overhead extractor fan, integrated Zanussi oven, integrated longline fridge/freezer, integrated washing machine, space for a dishwasher, a tumble dryer, stainless steel sink and drainer, power points with USB points, breakfast bar, feature panelling and Karndean flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, double-glazed aluminium sliding French doors onto the South-facing balcony, double-glazed aluminium window to the side aspect, radiators, power points with USB charging, television point and Karndean flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed aluminium window to the rear aspect, radiator, power points with USB charging and Karndean flooring.

En-Suite

Smooth set ceiling, double-glazed aluminium frosted window to the side aspect, extractor fan, enclosed glass shower with overhead shower, toilet, wall-mounted sink with storage, wall mounted mirror with a light and storage, heated towel rail, fully tiled and Karndean flooring.



Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, panelled bath with overhead shower, stainless steel heated towel rail, wall-mounted sink with storage, toilet, wall-mounted mirror, fully-tiled and Karndean flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, double-glazed aluminium window to the rear aspect, power points with USB charging, radiator and Karndean flooring.

Outside

Parking

Single garage with power.

Useful Information

Agent's Notes

Tenure: Share of Freehold

Lease Length: 999 years from 1st September 2006

Ground Rent: £0

Managing Agent: Asset Property Management

Service Charge: Approximately £1,800 per annum

Service charges includes buildings insurance, regular maintenance of the building, cleaning of communal areas, exterior window cleaning.

EPC: D

Council Tax Band: D - Currently £2,147.75 per annum
Pets are permitted with permission, subject to them not being a nuisance.

Rentals are permitted.

Potential Rental Income: £1,750pcm

Holiday lets are not permitted.

Stamp Duty

First Time Buyer: £0

Moving Home: £5,000

Additional Property: £15,500