



HEARNES

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**Flat 14 Ashley Court, 274 Ashley Road,
Parkstone, Poole, Dorset, BH14 9BZ**

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Leasehold Price £130,000

A one bedroom 2nd floor flat, located in a low rise purpose built development built in 2004. This cute flat is set in the eaves and offers an entrance hall, lounge with separate kitchen, bedroom, shower room, gas central heating, double glazing, and permit parking. Ashley Court is set behind the shops on Ashley Road, making it convenient and private from the road. The development has 2 entrances, with flat 14 approached opposite the car park, via an entryphone system.

- Attractive one bedroom 2nd floor purpose built flat
- Set in a low rise development
- Permit parking for one car
- Convenient location behind the shops on Ashley Road
- Kitchen fitted in a range of wood effect units with work tops over and integrated 4 ring gas hob, oven, extractor, integrated washer/dryer and larder fridge
- Shower room
- Gas central heating and double glazing
- Entryphone system
- Sold vacant with no forward chain

NB: Approached via a driveway that runs in between Li's Chinese takeaway and the Kola Construction office.

Ashley Court is conveniently located for local shops on Ashley Road and a wide range of restaurants and various food outlets. Regular bus routes to Poole and Bournemouth are nearby and less than a mile away is Redlands Retail Park with John Lewis, Boots, Pets at Home and Everlast Gym. Further along is Branksome Rail Station and Branksome Recreation Ground, which is located within a mile offering a substantial open space with various playing fields and play areas.

Lease: 125 years from 2004. 103 years remaining

Maintenance: £1700 per annum

Ground Rent: £150 per annum

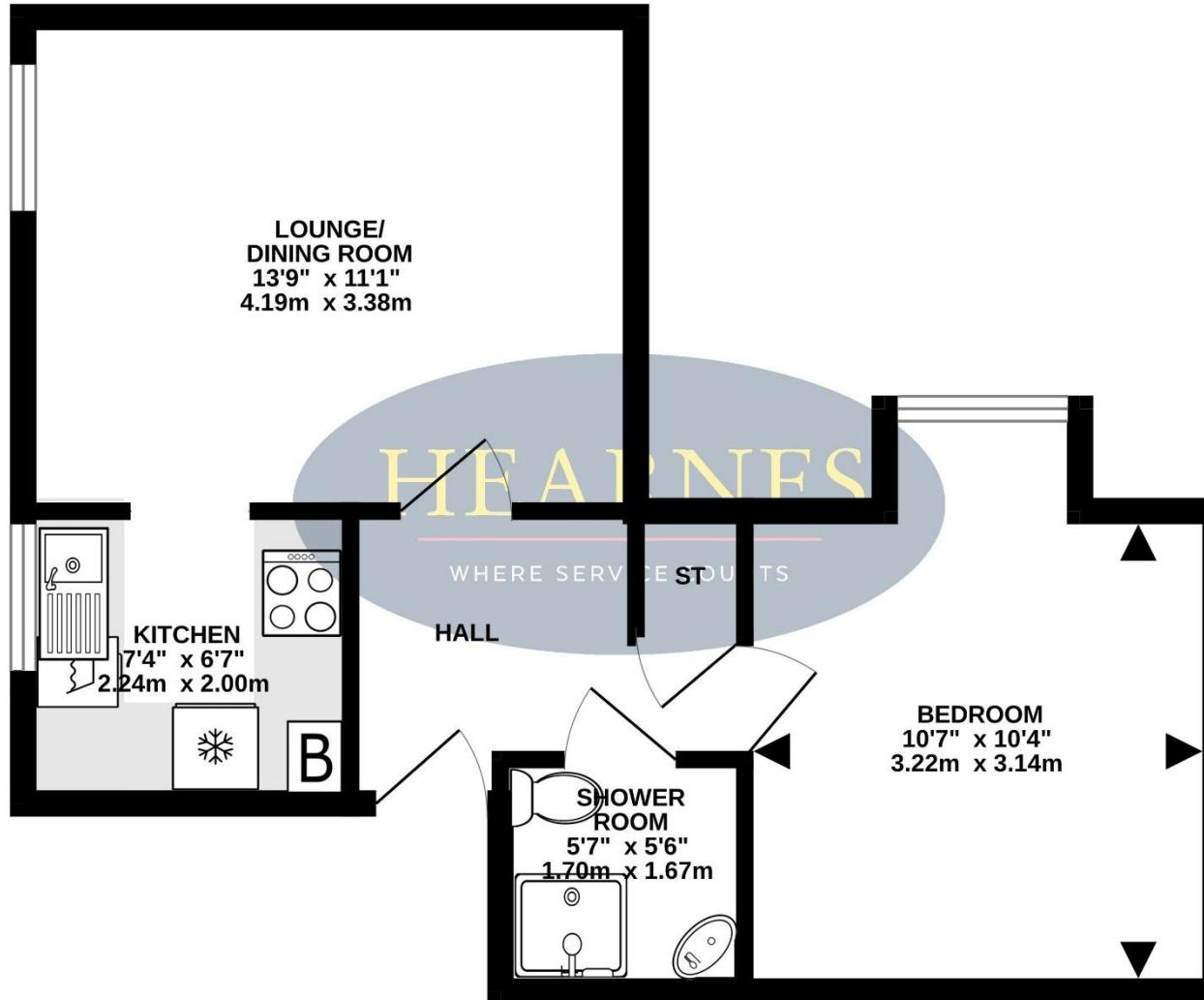
COUNCIL TAX BAND: A

EPC RATING: C



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

