



2, Park View, 9-11 Church Road, Lower Parkstone, Poole, Dorset BH14 8UF

£625,000 Freehold

**** SIMPLY STUNNING **** A striking three double bedroom town house ideally situated in the heart of Ashley Cross being just yards from shops, bars, bistros and amenities. This luxurious residence has over 1300 sq ft of living set over three floors and internal viewing is imperative to not only appreciate its highly desirable location but also the versatile accommodation on offer, which comprises: **GROUND FLOOR**; Spacious reception hall, stylish kitchen, dining room and cloakroom. **FIRST FLOOR**; lounge (currently being used as the master bedroom), double bedroom and bathroom. **SECOND FLOOR**; two double bedrooms one providing access to the roof terrace and modern bathroom. Externally the property boasts a Westerly aspect garden to the front providing views over Ashley Cross Green, to the rear there is a further low maintenance garden and two allocated parking spaces. Further features of this immaculate home include: integrated appliances to kitchen, large cupboard to reception hall, Juliette balcony, eaves storage, **SOUGHT AFTER SCHOOL CATCHMENT**, gas central heating and UPVC double glazing. School Catchment - Lilliput Infants, Courthill Infants and Baden-Powell and St Peters CoE Juniors. **VENDOR SUITED**.

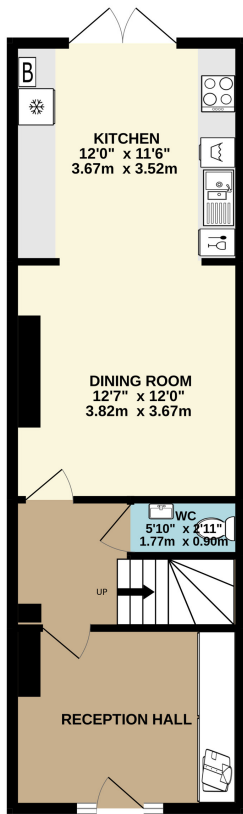
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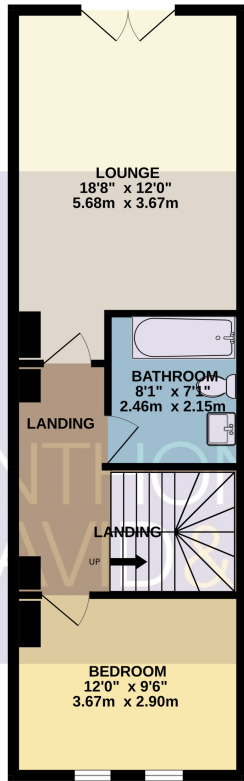
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DAVID & CO**

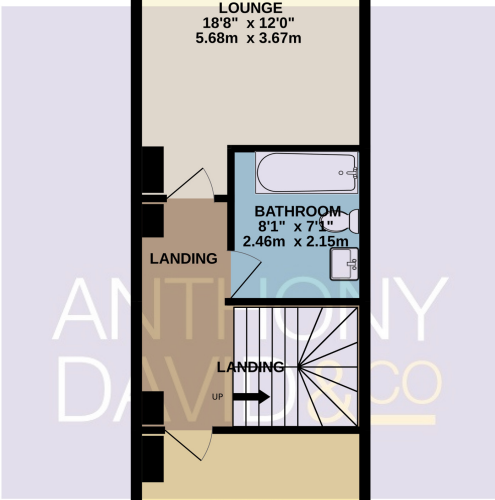
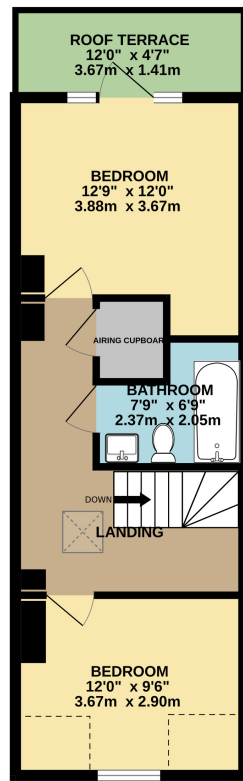
GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.2 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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Reception Hall Door to

Inner Hall Doors to

Dining Room 12' 7" x 12' 0" (3.84m x 3.66m)

Kitchen 12' 0" x 11' 6" (3.66m x 3.51m)

Downstairs Cloakroom 5' 10" x 2' 11" (1.78m x 0.89m)

First Floor Landing Doors to

Lounge 18' 8" x 12' 0" (5.69m x 3.66m)

Bedroom 12' 0" x 9' 6" (3.66m x 2.90m)

Bathroom 8' 1" x 7' 1" (2.46m x 2.16m)

Second Floor Landing Doors to

Bedroom 12' 9" x 12' 0" (3.89m x 3.66m)

Roof Terrace 12' 0" x 4' 7" (3.66m x 1.40m)

Bedroom 12' 0" x 9' 6" (3.66m x 2.90m)

Bathroom 7' 9" x 6' 9" (2.36m x 2.06m)

Garden Westerly aspect front and Easterly aspect rear

Parking Off road allocated x 2

Service Charge £100 per annum

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	83	
(69-80)	C		
(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 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.