

19 Westbury Court, 29-33 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EH

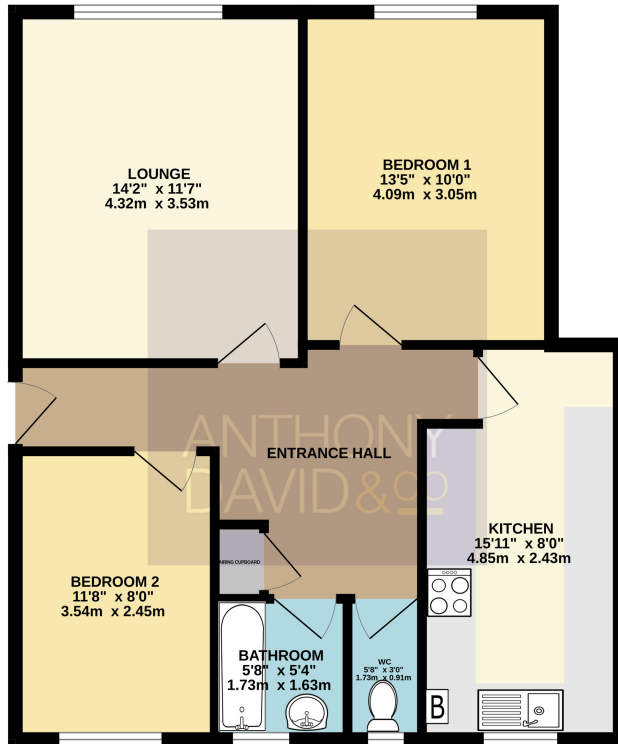
£1,150 pcm

**\*\*AVAILABLE 31ST JAN \*\*** Ground floor purpose built apartment ideally situated in the heart of Ashley Cross with its array of trendy bars, bistros and village green. Central bus and rail routes are also just a short stroll away. Offering good sized living throughout and internal viewing is imperative to appreciate not only its sought after location but also the accommodation on offer, which comprises: lounge, modern kitchen, two double bedrooms, bathroom and separate cloakroom. Externally there is residents parking and further features include gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CE Junior. Minimum combined salary requirement £37,500 P/A. NO PETS & UNFURNISHED.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



Entrance Hall Doors to

Lounge 14' 2" x 11' 7" (4.32m x 3.53m)

Kitchen 15' 11" x 8' 0" (4.85m x 2.44m)

Bedroom One 13' 5" x 10' 0" (4.09m x 3.05m)

Bedroom Two 11' 8" x 8' 0" (3.56m x 2.44m)

Separate Cloakroom 5' 8" x 3' 0" (1.73m x 0.91m)

Bathroom 5' 8" x 5' 4" (1.73m x 1.63m)

Parking Residents

Council Tax Band B

TOTAL FLOOR AREA : 677 sq.ft. (62.9 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 | 72                      | 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 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.