



39 The Metropolitan, 3 Sandbanks Road, Lower Parkstone, Poole, Dorset BH15 2FP

£245,000 Leasehold

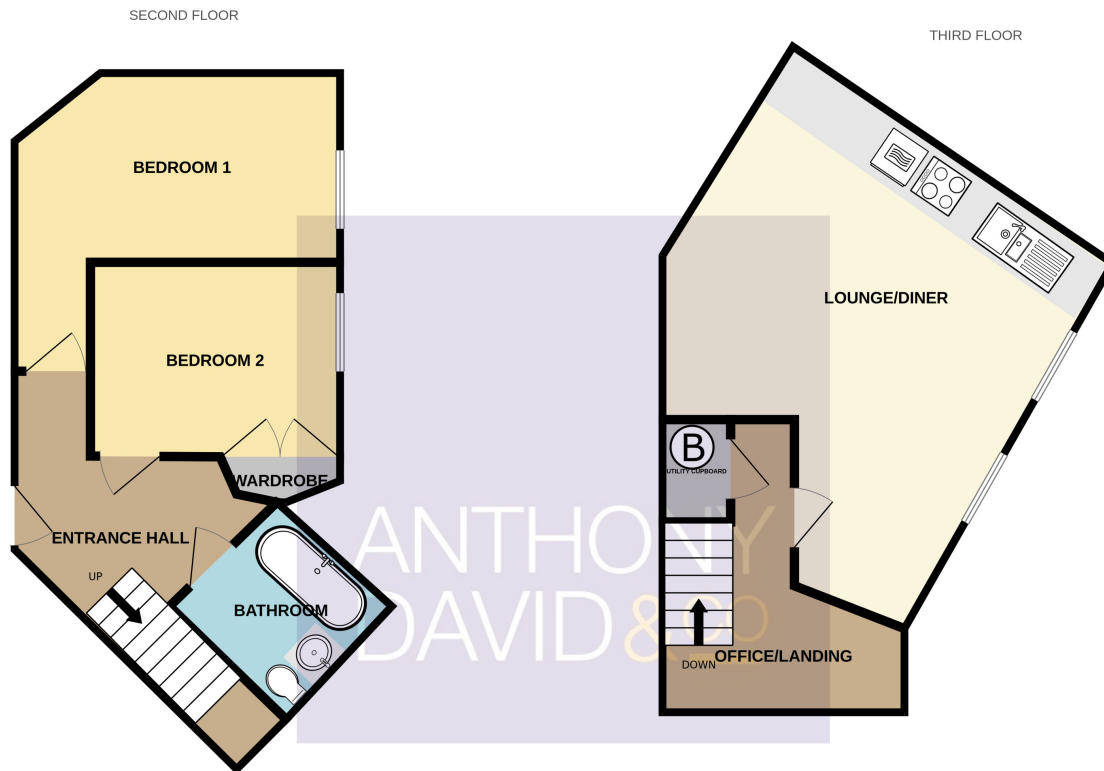
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**\*\* NO FORWARD CHAIN \*\*** A stylish two double bedroom second and third floor corner maisonette ideally situated opposite Poole Park with its cricket green, eateries, tennis courts and boating lake. Ashley Cross with its array of trendy bars and bistros is also just a short distance away. This modern property presents an ideal first time buy/investment purchase and internal viewing is highly advised to appreciate not only its sought after location but also the accommodation on offer, which comprises: open plan lounge/diner with bespoke kitchen area, landing/office and contemporary bathroom. Further features include: VIEWS OVER POOLE PARK, integrated appliances to kitchen, utility cupboard, understairs storage, UPVC double glazing, electric heating and allocated parking. The communal facilities include a gym which has recently been refurbished and bike shed. School Catchment - Lilliput Infants and Baden-Powell and St Peters Juniors.

**ANTHONY  
DAVID & CO**



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

Bedroom One 3.14m x 2.42m (10' 4" x 7' 11")

Bedroom Two 3.14m x 2.47m (10' 4" x 8' 1")

Bathroom 2.08m x 1.90m (6' 10" x 6' 3")

Stairs to Third floor

Landing Doors to

Lounge/Kitchen/Diner 5.20m x 4.94m (17' 1" x 16' 2")

Utility Cupboard 0.97m x 0.86m (3' 2" x 2' 10")

Parking Allocated

Tenure Leasehold - 125 years from 2015

Ground Rent £250 per annum

Service Charge Approximately £1500 per annum to include water and sewerage, insurance, maintenance, window cleaning and gym.

Council Tax Band D

Agents Note Measurements are approximate as all rooms are irregular shape.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	58
(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 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.