

FOR SALE

Inglewood, Ashley Cross, Lower
Parkstone, Poole, Dorset BH14
OEY



PHILIPPA SOLE



£267,500

Two double bedrooms, 2
bathrooms (one ensuite)

Private parking space conveniently
in front of entrance

South west facing garden patio

Mature green gardens surrounded
by privacy planting

400 metres from Parkstone Train
Station

200 metres to Ashley Cross Village

Ideal buy to let investment with no
forward chain

Council Tax Band C £1909.11

Maintenance Charge & Ground Rent
£100 per month / £1,200 per year

Leasehold

[Click here for virtual tour](#)

About this property

A well presented two bedroom, two bathroom ground floor apartment with a private south west facing garden patio, situated just 200 metres from Ashley Cross Village. Located within the catchment area of both Baden Powell Junior and Courthill Infant Schools. A great buy-to-let investment or first home.

Inglewood is a homely development of just ten apartments set in mature grounds offering plenty of green privacy. There is a private dedicated parking space directly outside the front door making ease of carrying in shopping to this ground floor apartment. Situated on the front corner elevation, this apartment benefits from plenty of light streaming in from every room centred around a hallway. The large living / dining room has direct access out to the south-west facing garden patio and out onto the well manicured communal gardens. The main bedroom benefits from space for wardrobes, and an en-suite shower room. Bedroom two is currently used as a second reception / workout room and is located adjacent to the family bathroom, which affords the apartment with a full bath and shower overhead. The kitchen features a small breakfast bar with the main dining table & chairs in the living room. The oven and hob are integrated in the kitchen with space for a washing machine and large fridge freezer.

There is a convenient large storage cupboard in the hall as well as a garden storage unit adjacent to the garden patio. The property offers visitors parking as well as one allocated parking space.

Location

Located just 200 metres from popular Ashley Cross Village and approximately 400 metres from Parkstone Train Station offering a direct line into London Waterloo in just over 2 hours. The geographical heart of Ashley Cross is centred around the Village Green with its mature trees, pathways and a Victorian Fountain where people sit and enjoy a coffee from one of the many surrounding coffee shops & delis. Ashley Cross boasts an array of bars, restaurants, award-winning patisserie / butchers and fishmongers, post office and mini-markets, and has a vibrant community including a proactive library that works closely with local catchment schools. There is a hive of social activity particularly around the historic triangle surrounding St Peter's Church, where there are 4-5 pubs, coffee shops, a co-working hub, beauticians, florist and social club. Poole Park & Whitecliff Harbourside Park are popular places to wander, feed ducks on the boating lake or have an ice cream in one of the cafes. There are 3 popular children's playgrounds, tennis courts, crazy golf and the fun mini train ride. Ashley Cross simply has it all.





Floor Plan

Approx. 54.3 sq. metres (585.0 sq. feet)



Total area: approx. 54.3 sq. metres (585.0 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	69

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