





THE PROPERTY

Brown and Kay are pleased to market this two bedroom ground floor apartment located in this sought after position close to Ashley Cross. This spacious apartment, whilst in need of some updating, boasts many benefits to include a spacious entrance hall, large living/dining room with patio doors to the balcony which enjoys wonderful distant sea views towards Brownsea Island, a fitted kitchen/breakfast room, two bedrooms, an en-suite shower room and additional bathroom. Additionally, there is a garage & well maintained grounds, and with no onward chain this is a must see home.

The property occupies a super position in this pleasant cul de sac being ideally located to take advantage of both the amenities in Parkstone and Ashley Cross. Ashley Road offers a wide and varied range of shops whereas Ashley Cross offers more cafe bars and restaurants together with a train station with links to London Waterloo. For more comprehensive needs, both the larger towns of Poole and Bournemouth are within comfortable reach as are miles upon miles of golden sandy beaches.

MATERIAL INFORMATION

Tenure - Leasehold
 Length of Lease - Approximately 164 years
 Maintenance - £1,203.92 is payable twice a year (£2,407.84) per annum
 Management Agent - To be confirmed
 Parking - Garage
 Utilities - Mains Electricity, Gas & Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to ofcom website
 Council Tax - Band E
 EPC Rating - To be confirmed

KEY FEATURES

- TENURE - LEASEHOLD
- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- LARGE LIVING/DINING ROOM
- FANTASTIC DISTANT SEA VIEWS
- BALCONY
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- GARAGE
- SOME UPDATING REQUIRED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(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			



Total floor area: 789 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io