



Flat 4 Consort House, Consort Close, Parkstone, Poole, Dorset BH12 3BJ

£225,000 Leasehold

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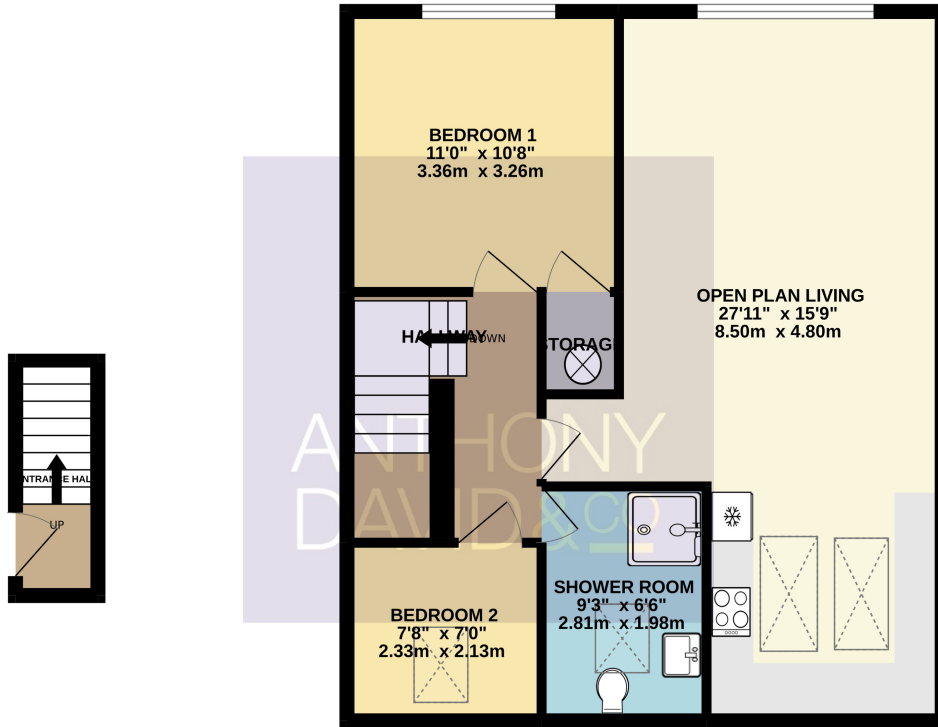
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**** PET FRIENDLY **** A superb first floor purpose built apartment conveniently situated within walking distance of the vibrant Ashley Road with its array of shopping facilities, amenities and central bus routes. Having been built circa 2018 this bright and airy flat presents an ideal first buy/investment purchase and internal viewing is highly advised to appreciate the stylish accommodation on offer, which comprises: 27FT open plan living, contemporary kitchen area, two bedrooms and stylish shower room. Externally the property has a communal bike store. Further features include: storage cupboard, loft, electric heating, some integrated appliances to kitchen, solar panels, LONG LEASE, remainder of 10 year builders guarantee and UPVC double glazing.

**ANTHONY
DAVID & CO**

FIRST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



Entrance Hall Stairs to

Hallway Doors to

Open Plan Living 27' 11" x 15' 9" (8.51m x 4.80m)

Bedroom One 11' 0" x 10' 8" (3.35m x 3.25m)

Bedroom Two 7' 8" x 7' 0" (2.34m x 2.13m)

Shower Room 9' 3" x 6' 6" (2.82m x 1.98m)

Tenure Leasehold 125 years from 2018

Ground Rent £300 per annum

Service Charge £1124 per annum to include buildings insurance

Council Tax Band B

TOTAL FLOOR AREA : 676 sq.ft. (62.8 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			
(92-100)	A		
(81-91)	B	86	86
(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.