



WHITE LODGE

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**White Lodge, 107-109 Parkstone Road, Poole,
Dorset, BH15 2PA**

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LEASEHOLD PRICE £235,000

A first floor 2 double bedroom flat situated in a superb location, just opposite Poole Park. The flat has well planned accommodation to include a wonderful lounge/dining room with a curved bay overlooking the entrance to Poole Park, a separate modern kitchen with integrated appliances, modern shower room, and access to a communal balcony (servicing flats 7 and 8 only.) It further benefits from double glazing, gas central heating and communal parking. A real feature of this flat is access to a large loft (no building regulations) which is approached via a pull down ladder. White Lodge is an eye catching 1930's purpose built, Art Deco development of just 12 flats set over two floors on the corner of Parkstone Road and Alverton Avenue. It retains many of the art décor features of this period and the flat is vacant and offered with no forward chain.

- First floor 2 double bedroom purpose built flat, set to the front of the building with views over the entrance to Poole Park
- Wonderful lounge/dining room with feature corner bay window
- Loft with access via a pull down ladder. No official building regulations, however, the owners have been using it as a storage room and 'den' area
- Refitted modern kitchen in a range of white units with wood effect work tops over and integrated appliances to include an oven, hob, extractor, under counter fridge, washing machine, dishwasher
- Eye catching 1930's development with many features of that period
- Situated on the corner of Parkstone Road and Alverton Avenue, just opposite the main entrance to Poole Park
- Modern shower room with wash hand basin and wc
- Off the landing is a balcony area for the use of flats 8 and 9 only
- Entryphone system and well kept hallways and stairs to all floors.
- Gas central heating and Art Deco style double glazed
- Vacant with no forward chain
- Communal parking

White Lodge is conveniently situated on the corner of Parkstone Road and Alverton Road right opposite the main entrance to Poole Park. It is within 100 yards to local shops on the Civic Centre roundabout. Poole Town Centre is within three quarters of a mile and has a variety of shops, restaurants, and bars. Ashley Cross is just half a mile away along with Parkstone railway station. Across the road is Poole Park, a wonderful area having 110 acres of open parkland, beautiful gardens, lakes, saline lagoon, along with play parks, tennis courts and cafes.

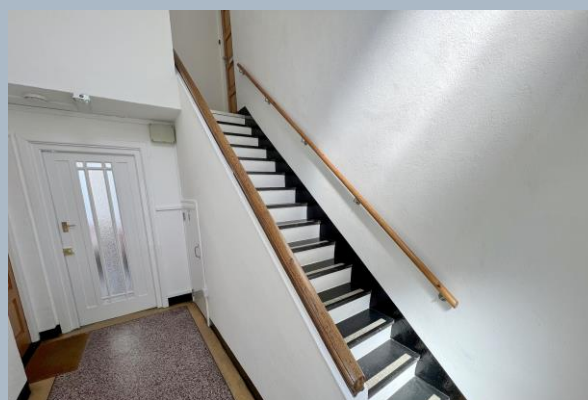
Term of Lease: 165 from 2006

Maintenance Charges: Approximately £770.63 every 6 months

Ground Rent: Approximately £12.50 every 6 months

COUNCIL TAX BAND: B

EPC RATING: D

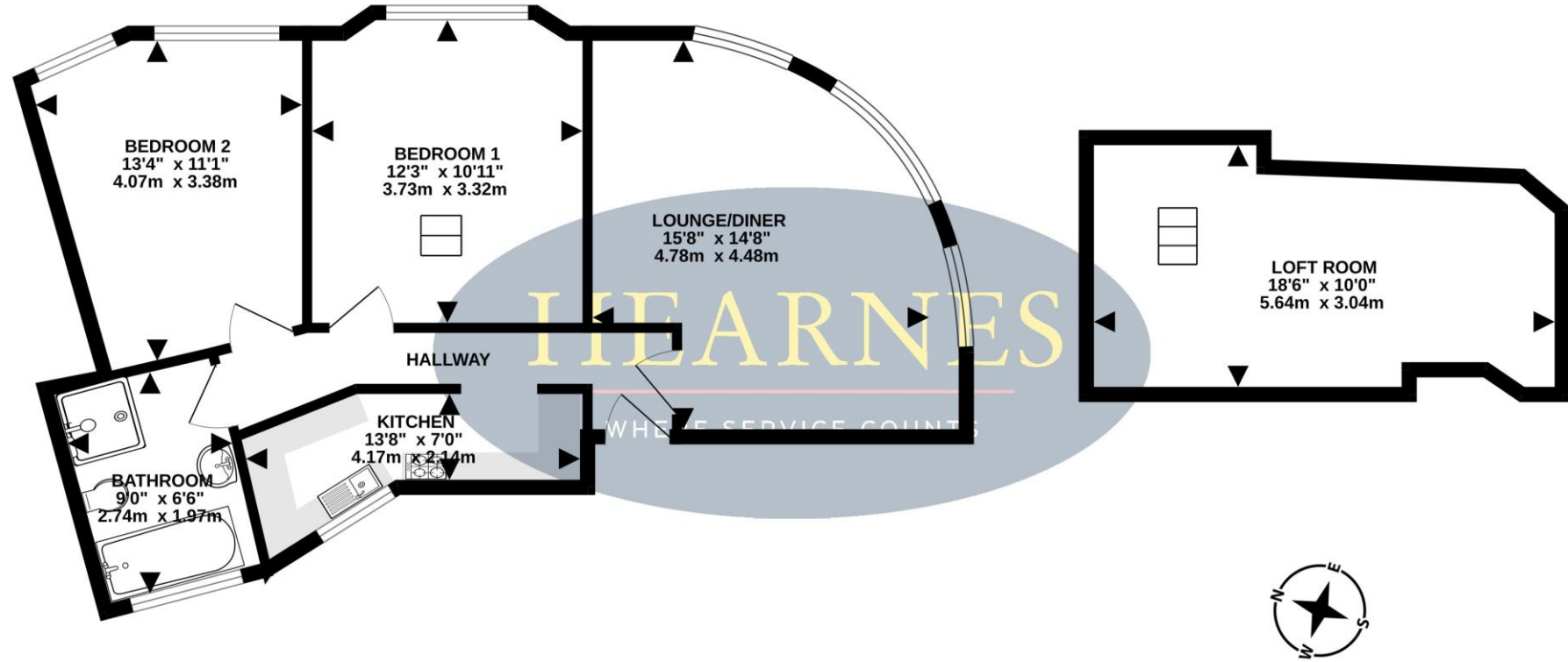


AGENTS NOTE: The heating system, mains and appliances have not been tested by Heames Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR
601 sq.ft. (55.9 sq.m.) approx.

LOFT ROOM
164 sq.ft. (15.3 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 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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