



**Flat 5, Casa, 145-151, Bournemouth Road,  
Lower Parkstone, BH14 9BQ**

# Flat 5, Casa, 145-151, Bournemouth Road, Lower Parkstone, BH14 9BQ

## LEASEHOLD Price £230,000

A delightful, well presented, 2 bedroom ground floor apartment in this attractive purpose-built development. Built in 2018, by local developers, the block enjoys well-kept communal areas, entry phone system front and rear, and private permit parking with a separate secured bike store room. The property is well appointed, benefitting from a great sized open plan kitchen dining room, complemented by a separate study area which could be used as an office space, stylish bathroom and modern shower ensuite to the master bedroom.

- Spacious 2 bedroom ground floor apartment built in 2018
- Large lounge/dining room/kitchen with fully fitted integrated appliances to include oven, induction hob, extractor, washer/dryer, and fridge/freezer
- Separate study area off the dining area
- Modern en-suite shower room and bathroom, all with a high quality immaculate finish
- Communal permit parking for residents only
- Secure bike store
- Approximately 4 years remaining on builder warranty
- Double glazing and gas central heating

Conveniently located being close to both Ashley Cross and Penn Hill and half a mile of both Branksome and Parkstone train stations. Local shops are walking distance away and the Towns of Poole and Bournemouth are just over 2 miles and 3 miles respectively.

Term of Lease: 125 years from 2018

Maintenance Charges approximately £676 per 6 months including water and sewerage rates.

Ground Rent: £200 per year

**COUNCIL TAX BAND: C**

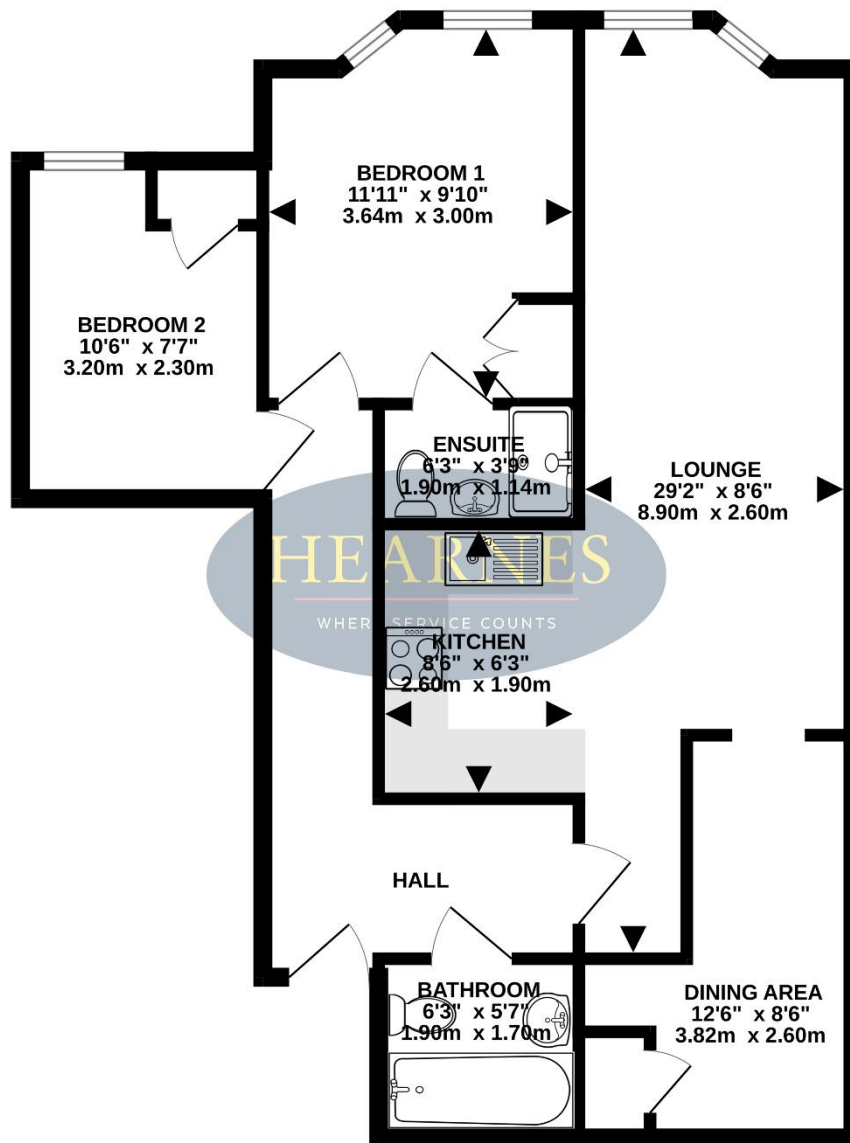
**EPC RATING: B**

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



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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