



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(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: 592sq.ft. (55.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
 Made with Metropix 03/2024



1ST FLOOR
 570 sq.ft. (52.9 sq.m.) approx.



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Flat 5, Tudor Lodge 2 Penn Hill Avenue, PENN HILL BH14 9LZ

£265,000

The Property

Tudor Lodge is an attractive development of apartments located in this highly desirable area being a short distance away from both Penn Hill and Ashley Cross. The home occupies a first floor position and has been refurbished by the current owner with features to include a tastefully decorated living/dining room, well equipped kitchen, bathroom and generous double bedroom with fitted wardrobes. Furthermore, there is an allocated parking space and a long lease remaining, making this a wonderful main home or holiday home alike.

The property is well located twixt Penn Hill and Ashley Cross, both of which offer an eclectic mix of wine bars, restaurants and cafe bars, and for transport links Parkstone rail station is also conveniently located in Ashley Cross. For more comprehensive needs, Poole and Bournemouth town centres are close to hand and offer a wide and varied range of shopping and leisure pursuits, and glorious sandy beaches with miles upon miles of promenade are also within a comfortable reach.

AGENTS NOTE - PETS

Our client has advised that DOGS are NOT permitted, CATS are potentially subject to the usual permission/consent. We have not seen sight of the lease, any interested party must satisfy themselves prior to commitment to purchase.

ENTRANCE

Secure entry system with stairs to the first floor.

ENTRANCE HALL

Doors through to the following rooms.

LIVING/DINING ROOM

19' 1" x 12' 5" (5.82m x 3.78m) A tastefully decorated room enjoying a dual aspect with UPVC double glazed window and UPVC double glazed French doors to Juliet balcony, radiators, door to kitchen.

KITCHEN

10' 3" x 9' 2" (3.12m x 2.79m) A generous and well fitted kitchen equipped with a range of wall and base units with complimentary work surfaces and upstand, inset ceramic sink, built-in four point gas hob with electric oven below, space for fridge/freezer, integrated washing machine and tumble dryer.

BEDROOM

11' 5" x 9' 1" up to built-in wardrobes (3.48m x 2.77m) Front aspect UPVC double glazed window, wardrobes with sliding doors and hanging and shelving space, radiator, additional storage cupboard.

BATHROOM

Suite comprising panelled bath with shower attachment and screen, low level w.c. and wash hand basin with ample vanity storage below. Tiled walls and floor.

COMMUNAL GROUNDS

Tudor Lodge occupies well tended communal grounds with areas of lawn and pathways to the front, and to the rear is a generous patio area to be enjoyed by the residents. There is also the benefit of a garden shed (belongs to Flat 5), ideal for bicycle storage.

ALLOCATED PARKING

An allocated parking space is conveyed with the property.

TENURE - LEASEHOLD

Length of Lease - 194 years remaining
Maintenance - £1,200.00 per annum

COUNCIL TAX - BAND B