

## Ground Floor



Total area: approx. 76.1 sq. metres (819.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.  
Plan produced using PlanUp.



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Flat 1, 143 Alexandra Road, Poole, Dorset, BH14 9EP  
Guide Price £325,000

**\*\* NO FORWARD CHAIN \*\* CHARMING APARTMENT BURSTING WITH CHARACTER \*\* PRIVATE GARDEN \*\*** Link Homes Estate Agents are delighted to present for sale this charming two double bedroom ground floor apartment situated in the much-desired location of Lower Parkstone. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms with one bedroom offering direct access onto the low maintenance private rear garden, an open-plan kitchen/living room with integrated appliances and a gorgeous bay window, a modern three-piece bathroom suite and a stunning private entrance. This is a must-view to appreciate the charm and position this property has to offer!

Alexandra Road is situated on a desirable road in Lower Parkstone, just moments away from Alexandra Park. The property is positioned centrally between the much-loved Ashley Cross and Ashley Road where you can find a range of independent bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Baden Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Bournemouth's award-winning sandy beaches. Bournemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, picture rails, wooden front door with frosted glass to the front, wooden framed double-glazed window to the front aspect, cupboard with the consumer unit enclosed, additional storage cupboard, radiator, power points and carpeted flooring with a fitted coconut matt.



### Open Plan Kitchen

Smooth set ceiling, downlights, wall and base fitted units, integrated low-level fridge, integrated low-level freezer, four-point gas hob with integrated oven, stainless steel extractor fan and stainless-steel splash back, composite sink with drainer and mixer tap, space for a washing machine, power points and tiled flooring.

### Living Room

Coved and smooth set ceiling, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect with a fitted window seat, radiators, power points, cupboard with the boiler enclosed and carpeted flooring.



### Bedroom One

Coved and smooth set ceiling, ceiling rose, ceiling light, smoke alarm, UPVC double glazed window to the rear and side aspect, picture rails, fitted window seat, radiators, power points, television point and carpeted flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed French doors to the rear aspect, smoke alarm, radiator, recess storage, power points and carpeted flooring.



## Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, toilet, pedestal sink, wall mounted mirror, stainless steel heated towel rail, tiled walls and flooring.

## Outside

### Garden

Partial laid to lawn with decking area, surrounding wooden fences, side gated access and shingle area.

### Driveway

Parking for one vehicle.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 115 Years Remaining.  
Ground Rent: £200 per annum.  
Service Charge: As and when.  
Managed by the freeholder.  
Buildings insurance is arranged separately and payable in January.  
Rentals are permitted with permission from the freeholder.  
Holiday lets are permitted with permission from the freeholder.  
Pets are permitted subject to permission from the freeholder.  
EPC: C  
Council Tax Band: B - Approximately £1,866.67 per annum.



## Stamp Duty

First Time Buyer: £1,250  
Moving Home: £6,250  
Additional Property: £22,500