

**Luscombe Road,
Lower Parkstone BH14 8ST**

OIEO £435,000 Share of Freehold





Property Summary

A charming two bedroom two bathroom first floor character apartment in a desirable Lower Parkstone location, with private balcony and garden in close proximity to Parkstone Golf Club.



Key Features

- First floor character apartment
- Retaining many traditional features
- Modern kitchen/breakfast room with south facing balcony
- Two bedrooms with two modern bathrooms
- Spacious lounge/dining room
- Private garden area and decked terrace
- Fantastic Lower Parkstone location
- In close proximity to Parkstone Golf Club
- Within Baden Powell favoured school catchment
- Private garage & allocated parking



About the Property

This imposing Edwardian detached property has been converted into four private apartments pleasantly situated in a peaceful residential location in close proximity to the prestigious Parkstone Golf Club.

This character two bedroom two bathroom first floor apartment offers a well-appointed interior throughout retaining many traditional features, situated in a quiet residential road close to local amenities at Penn Hill, Ashley Cross and Lilliput.

Apartment 2 is approached via a communal entrance shared with only one other resident. A private entrance leads to a spacious reception hall with attractive oak flooring and a useful storage cupboard.

The main lounge/dining room has an elegant open fireplace and large feature bay window with high ceiling. The fully equipped kitchen is a particular feature with a quality range of fitted units and breakfast bar. There are also double doors opening onto a spacious south facing balcony.

The main bedroom also features a bay window, fitted wardrobes and a luxury en-suite shower room. The second bedroom is served by a well-appointed bathroom suite with electric underfloor heating.

Externally, each apartment has an allocated garden area within the grounds. Apartment 2 benefits from a rockery on the left hand side of the entrance incorporating steps leading up to an enclosed private decked garden area measuring approximately 33' x 18' and decked terrace. A real feature of this space is the fitted pizza oven and outside kitchen facility, perfect for entertaining.

There is also an allocated off road parking space and a private single garage measuring approximately 17' x 7'5 with power and lighting.

Tenure: Share of Freehold

Maintenance charge: £60 per month to include buildings insurance and maintenance of the exterior of the property and communal areas.

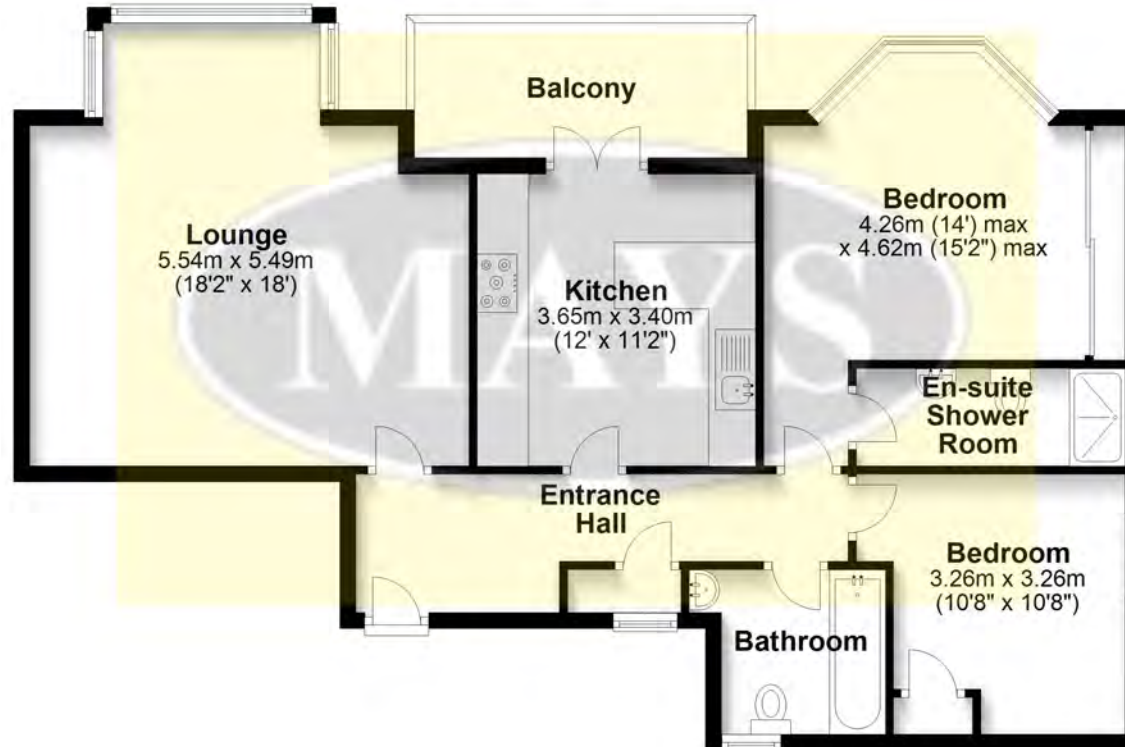
No holiday letting allowed

Council Tax: Band C



First Floor

Approx. 91.7 sq. metres (986.9 sq. feet)



Total area: approx. 91.7 sq. metres (986.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Lower Parkstone is one of Poole's most sought after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

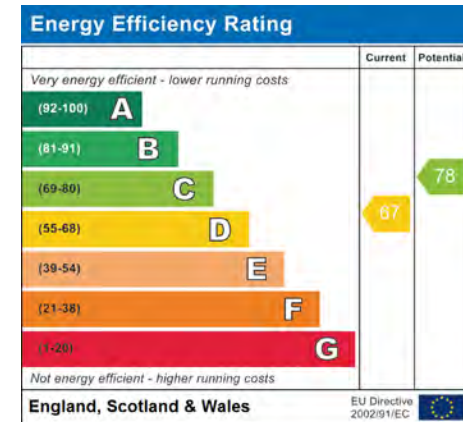
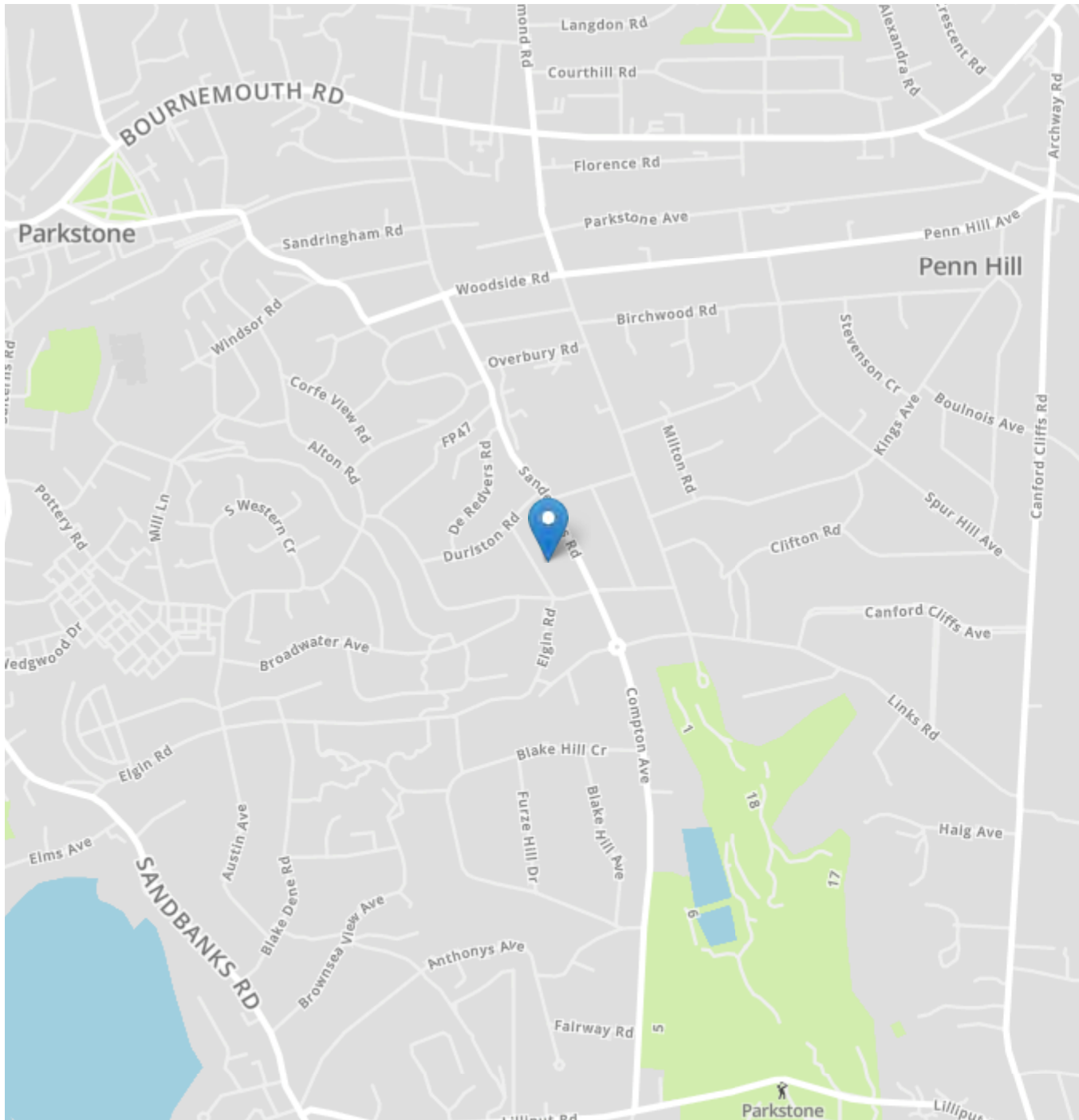


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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