



Total Area: 63.8 m<sup>2</sup> ... 687 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Link Homes  
 67 Richmond Road  
 Lower Parkstone  
 BH14 0BU  
 sales@linkhomes.co.uk  
 www.linkhomes.co.uk  
 01202 612626



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**Flat 17, Westbury Court 29-33 Bournemouth Road, Poole, Dorset, BH14 0EH**  
**Guide Price £220,000**

**\*\* GREAT LOCATION \*\*** Link Homes Estate Agents are delighted to present this bright and spacious, two double bedroom second floor apartment located in the heart of Ashley Cross, BH14. Some of the properties many benefits include a newly fitted fully tiled shower room, separate WC, a modern kitchen, gas central heating, council tax band 'B'. ample parking for residents and visitors and over 680 square feet of living accommodation. This property is a must view to avoid disappointment.

Situated in Ashley Cross which offers a range of bars, cafes, restaurants and many other attractions all just a stone throw away. The Parkstone Train Station is also within walking distance roughly just 0.2 miles away which connect the main line train routes to London Waterloo. Bournemouth and Poole are only a short drive away along with its seven mile long award winning sandy beaches. The Bournemouth Wessex Way is close by and gives direct access to the M27 motorway with London roughly just 2 hours commute.

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.





## Second Floor

### Entrance Hallway:

Fire Door, Smooth set ceiling, ceiling light, phone entry system, carpeted flooring and cupboard for storage.

### Living Room:

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, power points, internet point, radiator and carpeted flooring.

### Kitchen:

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, wall and base mounted units, tiled splashback, stainless steel sink with drainer, space for a longline fridge/freezer, space for a washing machine, space for a tumble dryer, space for a free-standing hob and oven, overhead extractor fan, the boiler, power points, radiator and tiled flooring.

### Bedroom:

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, power points, radiator and carpeted flooring.

### Bedroom:

Smooth set ceiling, ceiling light, UPVC double glazed windows the the rear aspect, power points, radiator and carpeted flooring.

### Bathroom:

Smooth set ceiling, downlights, double-glazed UPVC frosted window to the rear aspect, double shower with glass shower screen, wall-mounted sink with under-storage, stainless steel heated towel rail, fully-tiled walls and flooring.

### Separate WC:

Smooth set ceiling, ceiling light, UPVC frosted window to the side aspect, toilet, tiled flooring and radiator.



### Parking:

On a first come first serve basis which has never proven an issue with the current vendors. A garage can also be rented on site.

### Agents Notes

#### Useful Information:

Tenure: Leasehold  
Lease Length: 129 Years  
Ground Rent: £0  
Service Charge: Approximately £1269 per annum with Buildings insurance included.  
Managing Agent: Palmers  
Rentals are permitted.  
Holiday lets are not.  
Pets are not permitted.  
EPC: D  
Council Tax Band: B - Approximately £1,670.48 Per Annum

#### Stamp Duty:

First Time Buyer: £0  
Moving Home: £0  
Additional Property: £11,000