

14 The Metropolitan, 3 Sandbanks Road, Lower Parkstone, POOLE, Dorset BH15 2FP

£229,950 Leasehold

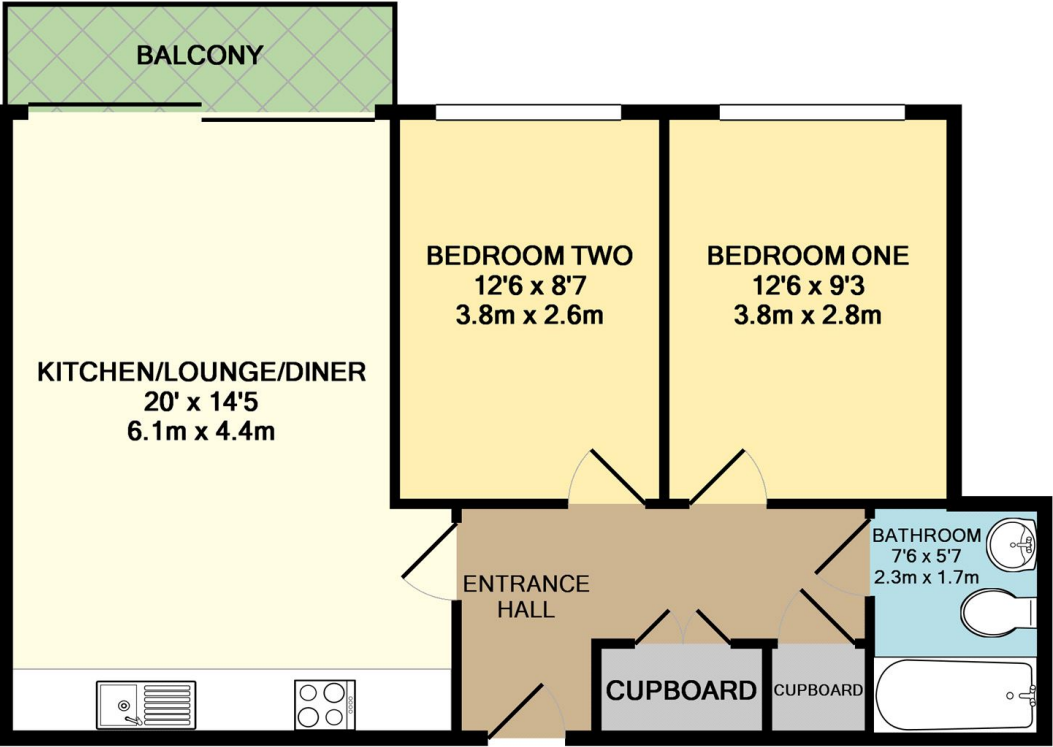
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**** NO FORWARD CHAIN **** A stunning two double bedroom first floor apartment ideally situated opposite Poole Park with its cricket green, eateries, tennis courts and boating lake. Ashley Cross with its shops, train station and trendy bars and bistros is also a short walk away. This ultra modern home presents an ideal investment/first time buy and viewing is essential to not only appreciate its fantastic location but also the 'London Living' accommodation on offer, which comprises: Open plan living with contemporary kitchen area, SOUTH-WEST FACING BALCONY and bespoke bathroom. Further features of this turnkey home include: two large walk in storage cupboards, integrated appliances to kitchen, UPVC double glazing, electric heating and allocated parking. The communal facilities include a recently refurbished gymnasium, bike store and lift to all floors. School Catchment - Lilliput Infants and Baden-Powell and St Peters Juniors.

**ANTHONY
DAVID & CO**



- Entrance Hall Doors to:
- Open Plan Living 20' x 14' 5" (6.10m x 4.39m) max
 - Balcony 12' 5" x 3' 5" (3.78m x 1.04m)
 - Bedroom One 12' 6" x 9' 3" (3.81m x 2.82m)
 - Bedroom Two 12' 6" x 8' 7" (3.81m x 2.62m)
 - Bathroom 7' 4" x 5' 7" (2.24m x 1.70m)
 - Outside One allocated parking space
- Tenure Leasehold - 125 years from 2015
- Ground Rent £125.00 half yearly
- Service Charge Approximately £1500 per annum to include water and sewerage, insurance, maintenance, window cleaning and gym.
- Council Tax Band C

TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	69
(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	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.