



**HEARNES**

WHERE SERVICE COUNTS

**221 Ashely Road, Parkstone, Poole,  
Dorset BH14 9DS**



# 221 Ashley Road, Parkstone, Poole, Dorset, BH14 9DS

## Leasehold Price £144,950

A generously sized first floor one double bedroom apartment with its own private entrance, set in an incredibly convenient location. The spacious accommodation comprises of a large lounge/dining room, separate kitchen, double bedroom with bay window and a fully tiled bathroom. The property is neat and tidy throughout and benefits from well-balanced accommodation with character features including high ceilings. Externally, the apartment benefits from a secure gated approach leading to the private front door, along with a large private loft space providing excellent additional storage.

- A generously sized first floor one double bedroom apartment
- Private entrance with secure gate access
- Neat and tidy throughout
- Spacious lounge/dining room with high ceilings
- Separate kitchen to include shaker style units with worktops above, fitted oven/grill, extractor fan and space for a washing machine and under counter fridge/freezer
- Fully tiled bathroom to include shower over bath, wash hand basin and wc
- Fitted wardrobe in master bedroom
- Ground floor entrance lobby
- Large private loft space
- Gas central heating and double glazing throughout
- On street parking
- No forward chain

Ashley Court is conveniently located for local shops on Ashley Road and a wide range of restaurants and various food outlets such as Waitrose and Co-op. Regular bus routes to Poole and Bournemouth are nearby and less than a mile away is Redlands Retail Park with John Lewis, Boots, Pets at Home and Everlast Gym. Further along is Branksome Rail Station and Branksome Recreation Ground, which is located within a mile offering a substantial open space with various playing fields and play areas.

Lease length: 999 years from 1/6/2013  
Maintenance charges: As and when  
Building insurance: £250 per annum  
Ground rent: £0

COUNCIL TAX BAND: A

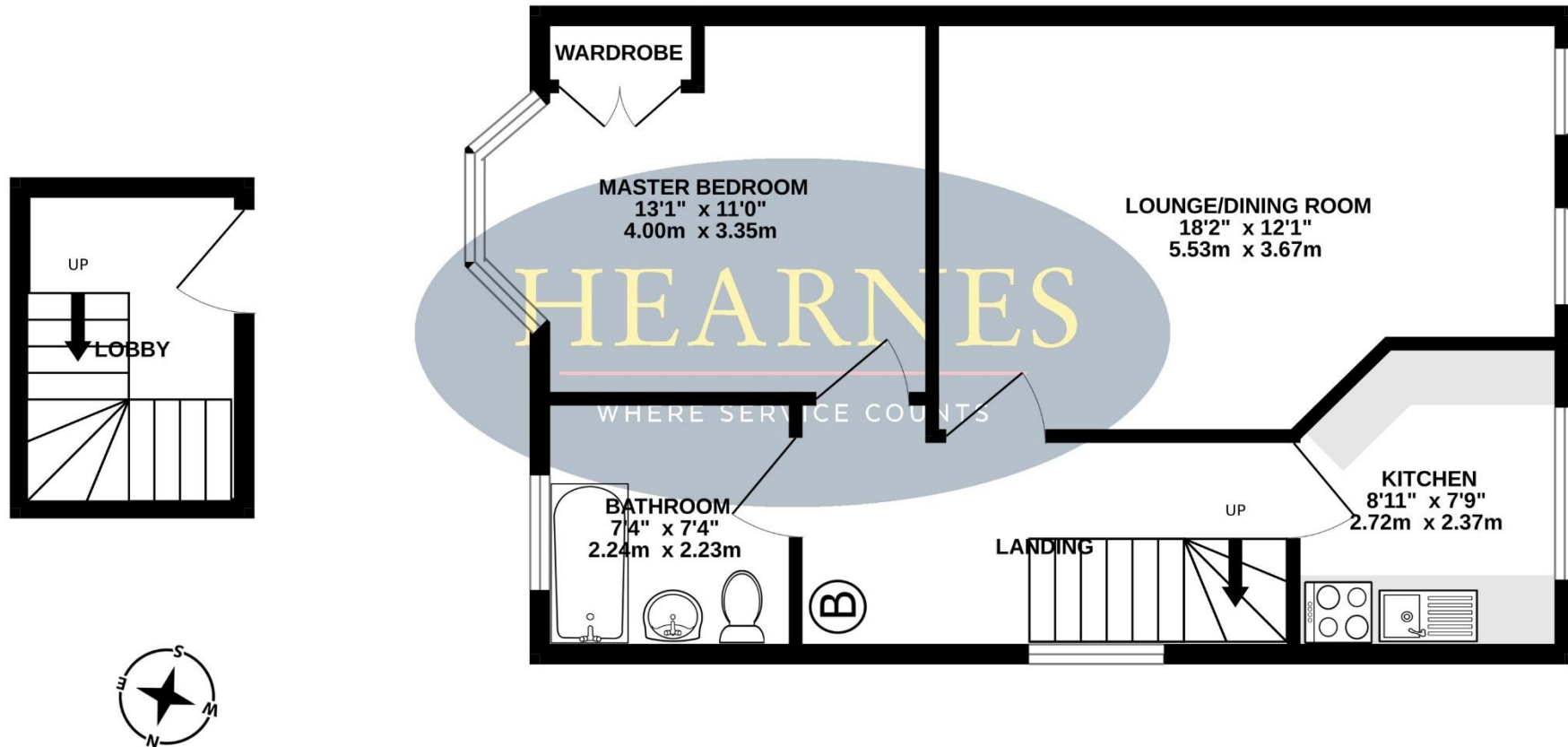
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



FIRST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

GROUND FLOOR  
59 sq.ft. (5.5 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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