

**Flat 23, Casa, 145 – 151 Bournemouth Road  
Lower Parkstone, Poole, Dorset, BH14 9BQ**



**HEARNES**

WHERE SERVICE COUNTS



# Flat 23, Casa, 145 – 151 Bournemouth Road, Lower Parkstone, Poole, BH14 9BQ

## Leasehold Guide Price £250,000

A modern, well presented, 2 double bedroom second floor apartment in this attractive purpose-built development half a mile from Ashley Cross. Built in 2018, by local developers, the block enjoys well-kept communal areas, entry phone system front and rear, passenger lift to all floors and private permit parking with a separate secured bike store. The property is situated at the south facing side, with characterful bay windows letting natural light flow through the bedrooms and lounge/diner. The property is well appointed, benefitting from a super functional open plan kitchen/dining/day room. The 2 bedrooms are both doubles and include space for a desk and/or wardrobes. It is also fitted with a very stylish family bathroom with a shower over the bath, gas central heating and double glazing throughout.

- Well-presented 2 double bedroom second floor apartment
- Large open plan lounge/dining room/kitchen with fully fitted integrated appliances to include induction hob with extractor above, newly fitted electric oven, washer/dryer, and fridge/freezer
- Luxury fully tiled family bathroom to include shower over bath, wash hand basin and wc
- Fitted storage in hallway and master bedroom
- Communal permit parking
- Well-kept entrance hallways, entry phone system, passenger lift and communal bike store
- Lovely modern development of purpose built apartments constructed in 2018 with the remainder of the 10 year builder warrantee
- Very central location, being 200 yards to local shops, half a mile from Ashley Cross and just over 2 miles to both Poole and Bournemouth Town Centres
- Double glazed windows with fitted blinds, and gas central heating

Conveniently located being close to both Ashley Cross and Penn Hill and half a mile of both Branksome and Parkstone train stations. Local shops are also in very close proximity and being very central between the Towns of Poole and Bournemouth, which are just over 2 miles away.

Term of Lease: 125 years from 2018  
Ground Rent: £200 per annum  
Maintenance Charges: £676 per 6 months

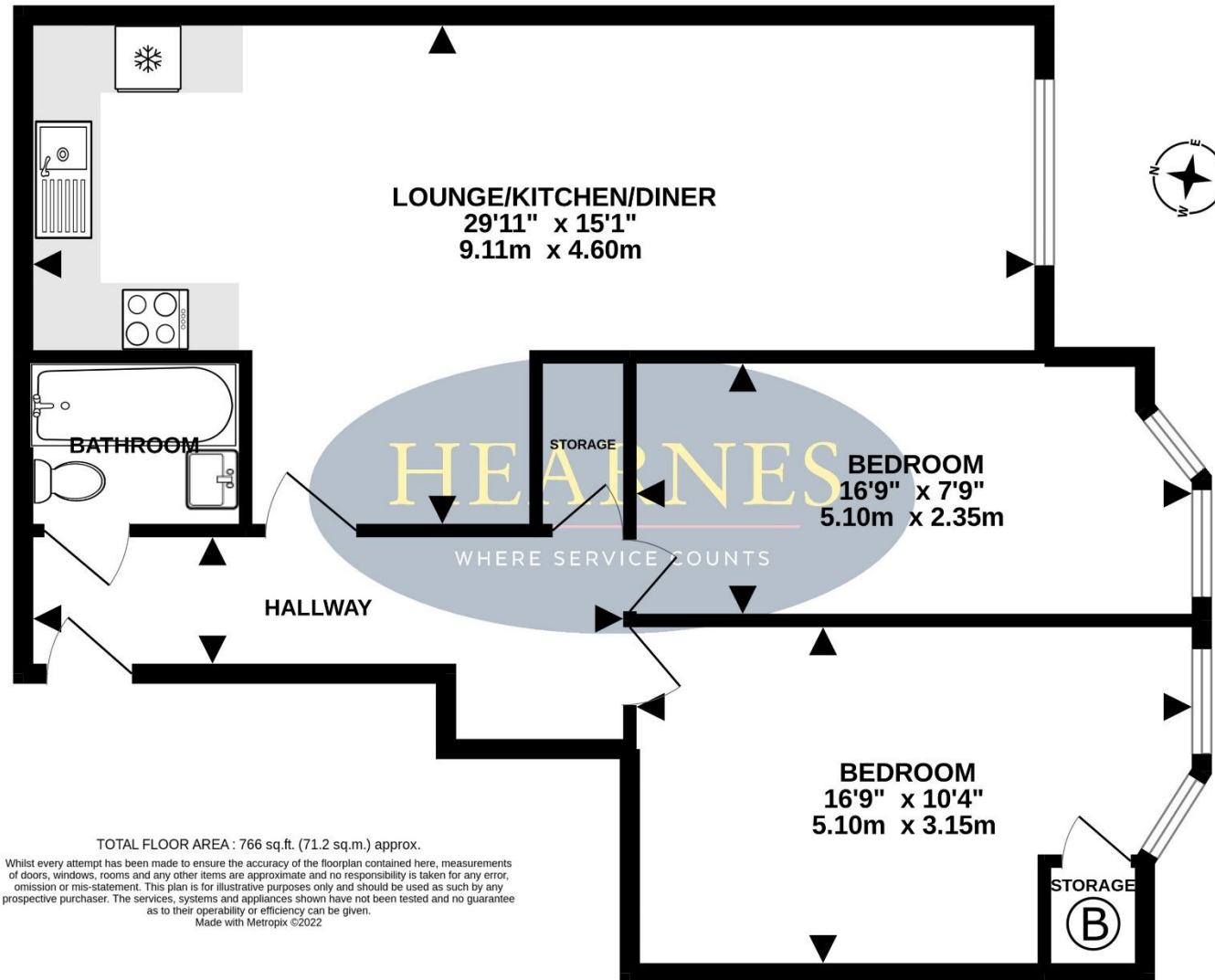
**COUNCIL TAX BAND: C**

**EPC RATING: B**

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



766 sq.ft. (71.2 sq.m.) approx.



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