











Flat 22 Westbury Court, 29-33 Bournemouth Road, Lower Parkstone, Poole BH14 0EH

£210,000 Leasehold

A bright and sunny first floor purpose built apartment ideally situated in the heart of Ashley Cross with its array of trendy bars, bistros, shops and amenities. Central bus and rail routes are also just a short stroll away. This ideal first time buy offers good sized living throughout and viewing is a must to appreciate not only its sought after location but also the accommodation on offer, which comprises: lounge/diner, fitted kitchen, two double bedrooms and bathroom. Externally the property is set within well maintained grounds and has residents parking on a first come first serve basis. Further features include: storage cupboard, breakfast bar to kitchen, electric heating, long lease and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters Juniors.

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## FIRST FLOOR 662 sq.ft. (61.5 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 4.10m x 3.02m (13' 5" x 9' 11")

Kitchen 3.54m x 2.41m (11' 7" x 7' 11")

Bedroom One 3.56m x 3.29m (11' 8" x 10' 10")

Bedroom Two 4.31m x 3.54m (14' 2" x 11' 7")

Bathroom 2.41m x 1.87m (7' 11" x 6' 2")

Parking Residents - First come first serve basis

Garden Communal

Tenure Leasehold - 124 years remaining

Ground Rent Peppercorn

Service Charge TBA

Council Tax Band B

TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

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Property Misdescriptions Act 1991

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