



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

£210,000 Leasehold

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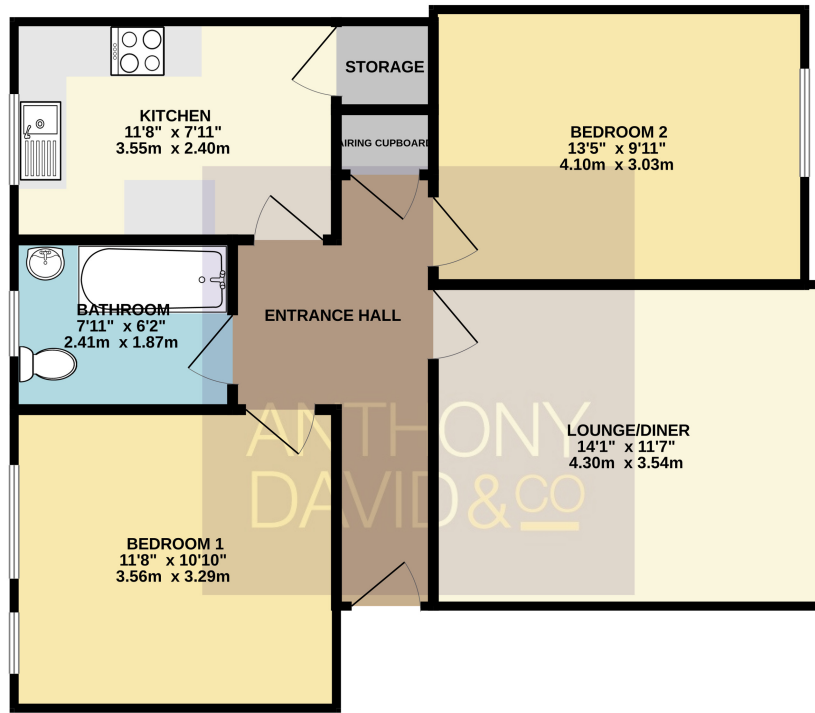
www.anthonydavid.co.uk

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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.

**ANTHONY
DAVID & CO**

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.
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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