PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE

45B KINGS AVENUE, POOLE, DORSET, BH14 9QQ

£1,125 PCM

2 Bedroom Maisonette

Dual aspect living room

kitchen with space for table and chairs

Seperate shower room

Large bathroom

Penn Hill Area

Band B: £1306

ABOUT THIS PROPERTY

Two bedroom well presented first and second floor duplex apartment. The apartment is situated within easy reach of both Penn Hill and Ashley Cross, the accommodation comprises first floor entrance hall, lounge, kitchen, two bedrooms, shower room, separate wc and en suite bathroom.

The first floor entrance hall gives access to all rooms with stairs leading up to the second floor. The good sized lounge has a dual aspect, the kitchen is fitted with a range of modern units, has a seperate lader cupboard and has space for table & chairs. On this floor you have a bedroom, shower room with wash hand basin and separate wc. On the second floor there is a further bedroom and bathroom, both of which have character sloping ceilings.

LOCATION

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills.

Penn Hill Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops.

ENTRANCE FLOOR
APPROX. FLOOR
AREA 34 SQ.FT.
(3.2 SQ.M.)

BEDROOM
11'5 x 10'7
3.5m x 3.2m

KITCHEN/
BREAKFAST ROOM
12'1 x 8'10
3.7m x 2.7m

ENTRANCE HALL
19'2 x 9'1
5.8m x 2.8m

MASTER BEDROOM
14'1 x 12'1
4.3m x 3.7m

RECEPTION ROOM
15'10 x 12'1
4.8m x 3.7m
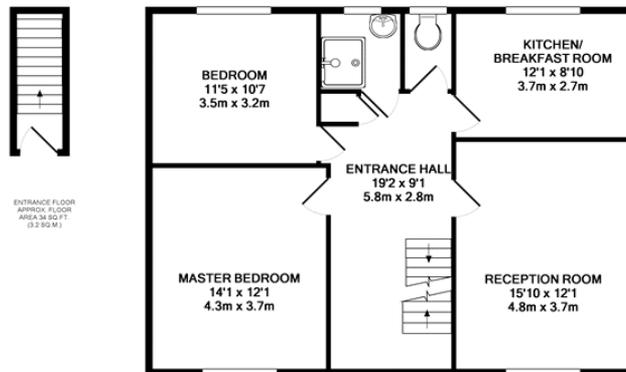
GROUND FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.6 SQ.M.)

LANDING

BEDROOM
12'6 x 11'11
3.8m x 3.6m

BATHROOM
12'6 x 12'2
3.8m x 3.7m
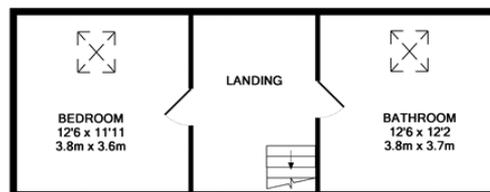
2ND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken 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
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