



## 3 Andover Lodge, 94-98 Parkstone Road, Poole BH15 2QE

Occupying an enviable position within this popular retirement development for the over 60's, lies this one double bedroom ground floor south facing purpose-built retirement apartment with direct access out onto the delightful well cared for communal gardens.

**EPC: 71 Council Tax Band: A Price: £99,950 Leasehold**











## Key Features

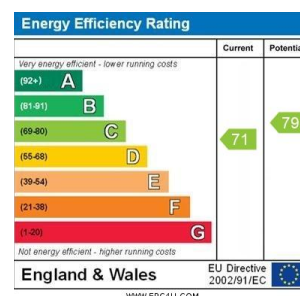
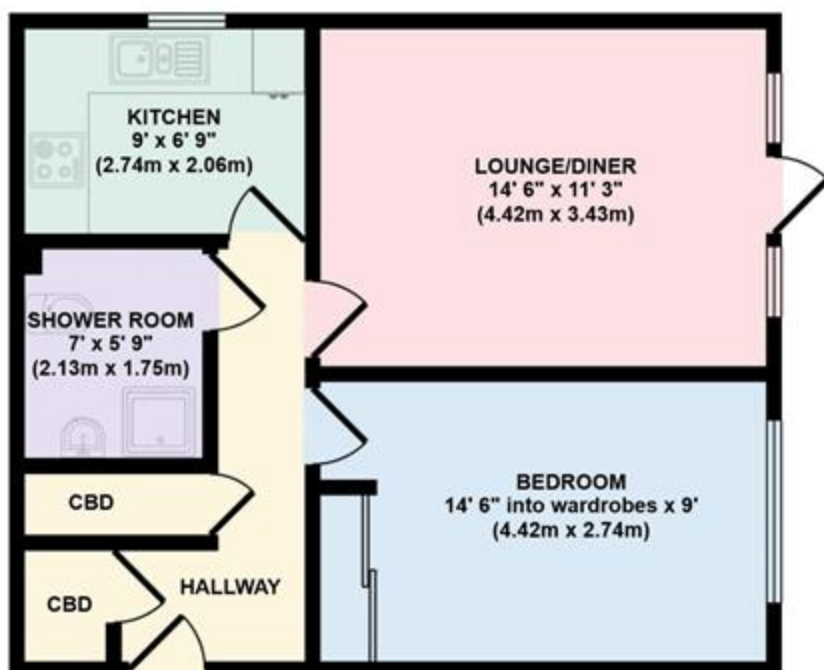
- SOUTH FACING GROUND FLOOR RETIREMENT APARTMENT NEXT TO POOLE PARK
- DIRECT ACCESS OUT ON TO THE COMMUNAL GARDENS
- ENTRANCE HALLWAY WITH LARGE STORAGE CUPBOARD
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM WITH FITTED WARDROBE
- MODERN FITTED SHOWER ROOM
- COMMUNAL FACILITIES TO INCLUDE LOUNGE/SUN CONSERVATORY/LAUNDRY ROOM/GUEST SUITE
- NO FORWARD CHAIN
- POPULAR & CONVENIENT LOCATION

## The Property

On entering the apartment there is a good size entrance hallway with a large storage cupboard. Doors then lead off to all rooms and a particular feature is a light, bright and airy lounge/dining room which enjoys a sunny southerly aspect with a UPVC door leading directly out on to the lovely communal gardens. The double bedroom offers views overlooking the garden to the rear and there is a fitted wardrobe. The kitchen is a generous size for this type of property with ample cupboards, space for an under counter fridge and separate freezer. A modern fitted shower room then completes the accommodation.

There are communal facilities on offer which include a lounge with adjacent kitchen area, sun conservatory, laundry room, hair salon, guest suite, a 24-hour careline and a resident house manager.

The development backs on to Poole Park and it is set within very well-maintained communal gardens with a large fish pond, and there is ample unallocated residents'/visitors' parking. The property is near Poole town centre, the bus station and train station and is on the main bus route between Bournemouth and Poole, with bus stops close by.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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