



21 Ribbonwood Heights, Lower Parkstone BH14 0DE

A very well presented two bedroom apartment with balcony enjoying far reaching views to Poole Harbour and the Purbecks.

EPC: 77 Council Tax Band: D Price: £269,950 Leasehold







Key Features

- TWO BEDROOM SECOND FLOOR APARTMENT
- SOUTHERLY FACING LIVING ROOM & BALCONY WITH FAR REACHING VIEWS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SHOWER ROOM & EN-SUITE CLOAKROOM
- SMOOTH PLASTERED CEILINGS THROUGHOUT
- GARAGE WITH ELECTRIC DOOR
- WALKING DISTANCE TO ASHLEY CROSS
- NO FORWARD CHAIN
- LIFT TO ALL FLOORS
- LEASEHOLD - 164 YRS REMAINING. PEPPERCORN GROUND RENT. SERVICE CHARGE £1638 EVERY 6 MONTHS

The Property

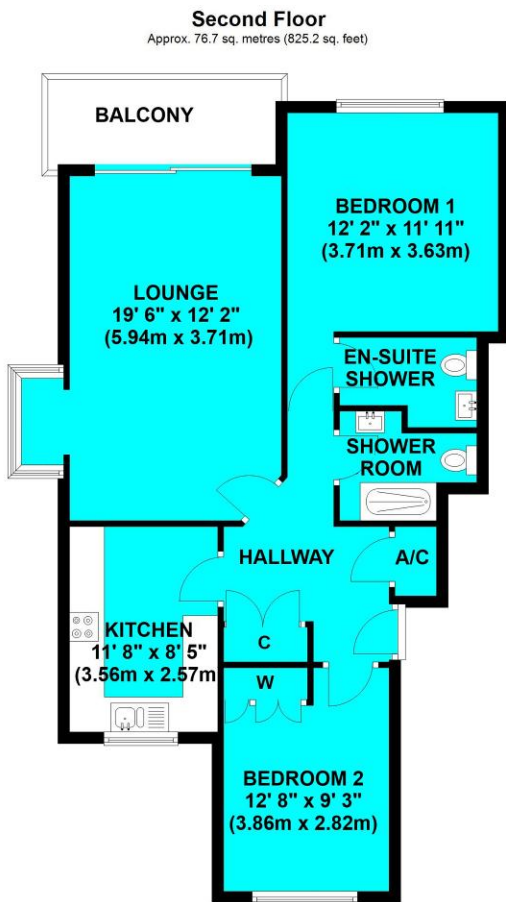
Located on the second floor is this delightful two bedroom apartment. The property benefits from gas fired heating with radiators and UPVC double glazing and there are smooth plastered ceilings throughout.

Stairs or a lift lead to a landing area and the flat's front door opens to a reception hall providing generous storage. The main living room enjoys feature bay windows to the side aspects and patio doors lead to the southerly facing balcony enjoying superb views to the harbour. A well equipped Shaker style kitchen has integrated appliances and the master bedroom has a comprehensive range of fitted

wardrobes and an en-suite cloakroom (originally a shower room). The second bedroom also enjoys fitted wardrobes and the main bathroom has been altered to offer a large walk in double shower.

The property enjoys well maintained gardens, there is communal parking and a garage with electric door.

The property is located within close proximity to the bus links to the centre of Ashley Cross offering comprehensive shops, eateries and public houses. The larger centres of Bournemouth and Poole can be easily reached by car, bus or train.



Total area: approx. 76.7 sq. metres (825.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents' Note - An interest is declared under the 1979 Estate Agency Act.

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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