

**Steepdene,
Lower Parkstone, Poole, BH14 8TD £235,000
Share of Freehold**



A rare opportunity to acquire a two double bedroom second floor apartment which enjoys an enviable position within this popular and sought after development with lovely south west facing views over the neighbouring tennis club and beyond to Poole Harbour and the Purbeck hills. The property offers spacious and well-appointed accommodation comprising entrance hall, open plan lounge/dining room, modern fitted kitchen, two double bedrooms and a modern bathroom. There is also UPVC double glazing, modern electric radiators, share of freehold, a single garage and a short distance away is Ashley Cross with its fashionable bars, bistros and restaurants plus a main line London railway station.

FRONT DOOR Leading to:

ENTRANCE HALL Wall mounted radiator, two full height deep storage cupboards

LOUNGE/DINER 25' x 11' 1" (7.62m x 3.38m) A light and spacious south west facing room with lovely views over the communal gardens, East Dorset Tennis Club and beyond to Poole Harbour and the Purbeck Hills. Two UPVC double glazed windows, two wall mounted radiators, ample space for family dining table

KITCHEN 8' 3" x 6' (2.51m x 1.83m) Fitted with a range of modern base and wall mounted cupboards and drawers having complementary work surfaces with ceramic tiled splashbacks, stainless steel sink unit with chrome mixer tap, space and plumbing for automatic washing machine, UPVC double glazed window, electric oven with matching induction hob and extractor hood above, space for fridge, tiled flooring

BEDROOM 1 12' 11" x 10' 5" narrowing to 8' 2" (3.94m x 3.18m) UPVC double glazed window, wall mounted radiator, built in double wardrobe with hanging rail and shelf

BEDROOM 2 11' 1" x 10' 5" (3.38m x 3.18m) UPVC double glazed rear aspect window, built in double wardrobe with hanging rail and shelf, wall mounted radiator

BATHROOM Comprising shower enclosure with mains shower having tiled splashback, low flush WC, pedestal wash hand basin, double glazed window, full height storage cupboard

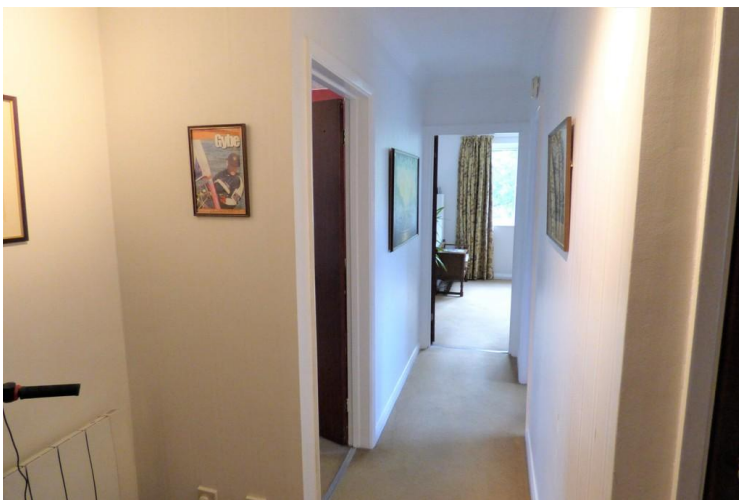
OUTSIDE The development is set within attractive and well maintained landscaped gardens

PARKING The property has the benefit of a single garage in a nearby block

LEASE INFORMATION Share of Freehold. We are informed by the vendor that sub-letting is not permitted at Steepdene

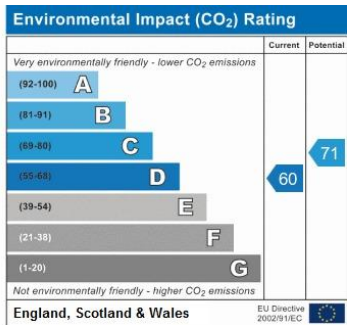
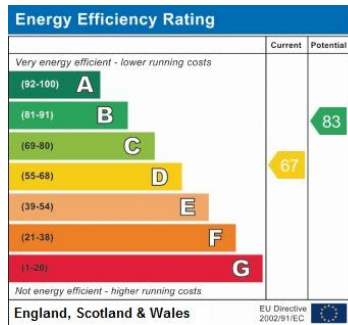
MAINTENANCE £150 per month

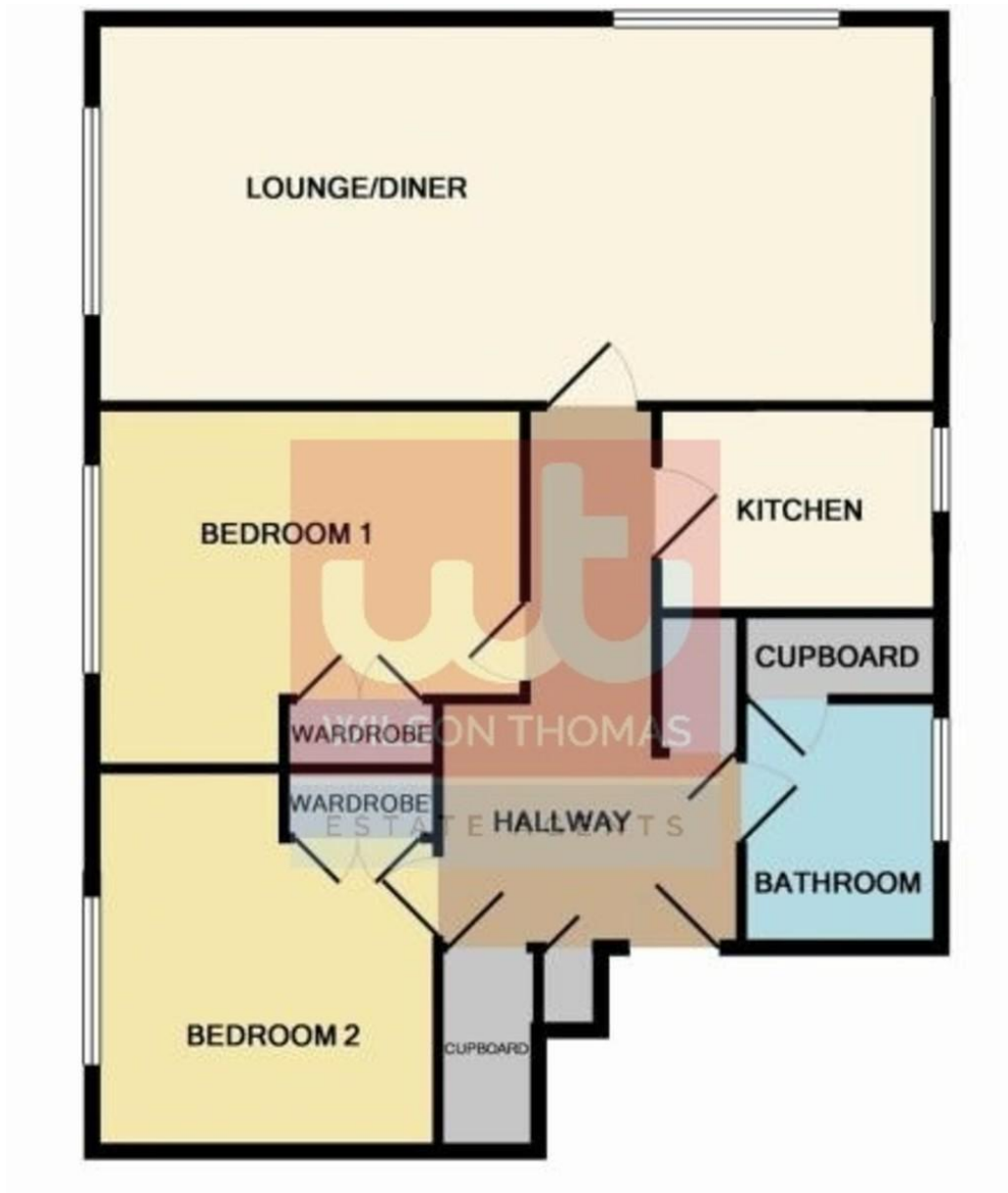
COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14032





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