

**Flat 6 Victoria Place,
Victoria Road, Parkstone, Poole,
BH12 3EE**

**£195,000
Leasehold**



Situated close to local amenities and excellent public transport lies this modern contemporary second floor purpose built apartment constructed in 2017 with the remainder of a ten year building guarantee. The stylish and well laid out accommodation comprises of an entrance hallway with storage, dual aspect open plan lounge/diner/kitchen, two double bedrooms and bathroom. There is UPVC double glazing, gas fired central heating, residents' permit parking, security entry phone system and we feel the apartment would make an ideal starter home or investment opportunity.

COMMUNAL GLAZED DOOR With wall mounted security entry phone system leads through to:

COMMUNAL HALLWAY Stairs give access to the second floor, which then leads up to the personal front entrance door with spyhole and into:

ENTRANCE HALLWAY Smooth set ceiling, two light points, smoke detector, wall mounted security entry phone, radiator, storage cupboard with slatted shelving, electric consumer unit, brushed steel effect light and power points, doors then lead off through to:

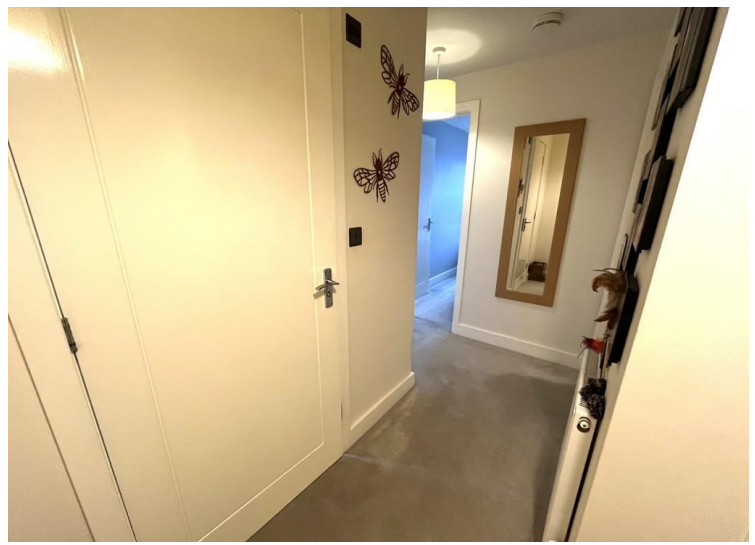
OPEN PLAN LIVING/DINING/KITCHEN 21' 8" x 11' 5" max. measurements (6.6m x 3.48m)

The lounge/dining area has a smooth set ceiling, light point, two UPVC double glazed windows to the rear aspect and a further double glazed window to the side, TV, telephone and satellite points (subject to any subscription), smoke detector, brushed steel effect light and power points.

KITCHEN AREA Comprises a range of white fronted soft closing wall and base units to include matching drawers, square edge worksurfaces incorporating four ring gas hob, concealed extractor canopy above, fan assisted oven and grill below, scratch resistant one and a half bowl drainer sink with mixer tap with additional removable attachment, wall mounted gas combination boiler, space for free standing appliances to include washing machine and upright fridge/freezer, brushed steel effect power points, continuation of the smooth set ceiling, light point, wood effect laminate flooring.

BEDROOM 1 15' x 8' 5" (4.57m x 2.57m) Smooth set ceiling, light point, two UPVC double glazed windows, radiator, TV/satellite point, ample space for fitted or free standing bedroom furniture, brushed steel effect light and power points.

BEDROOM 2 11' x 7' (3.35m x 2.13m) Smooth set ceiling, light point, UPVC double glazed window, radiator, space for fitted or free standing bedroom furniture, brushed steel effect light and power points.



BATHROOM Comprising of a white three piece suite to include panel enclosed bath with mains operated shower with glass shower screen to the side with chrome trim, chrome plated central hot and cold water control dials, pedestal wash hand basin with mixer tap, shaver point and strip light above, low flush push button WC, part tiled walls, smooth set ceiling, extractor fan, chrome effect ladder style towel rail, wood effect laminate flooring.

OUTSIDE There is residents' permit parking.

LEASE INFORMATION 125 year lease from 2017. We have been advised that sub-letting is permitted. Pets: TBC

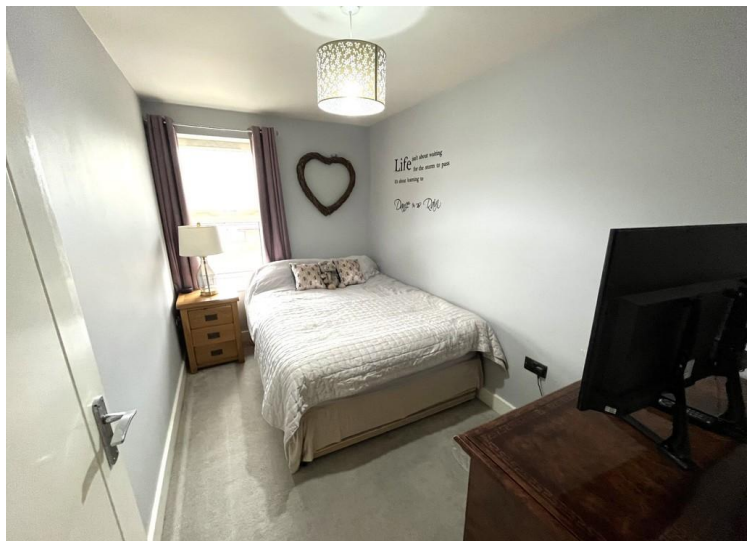
MAINTENANCE We have been informed this is £697 paid every six months.

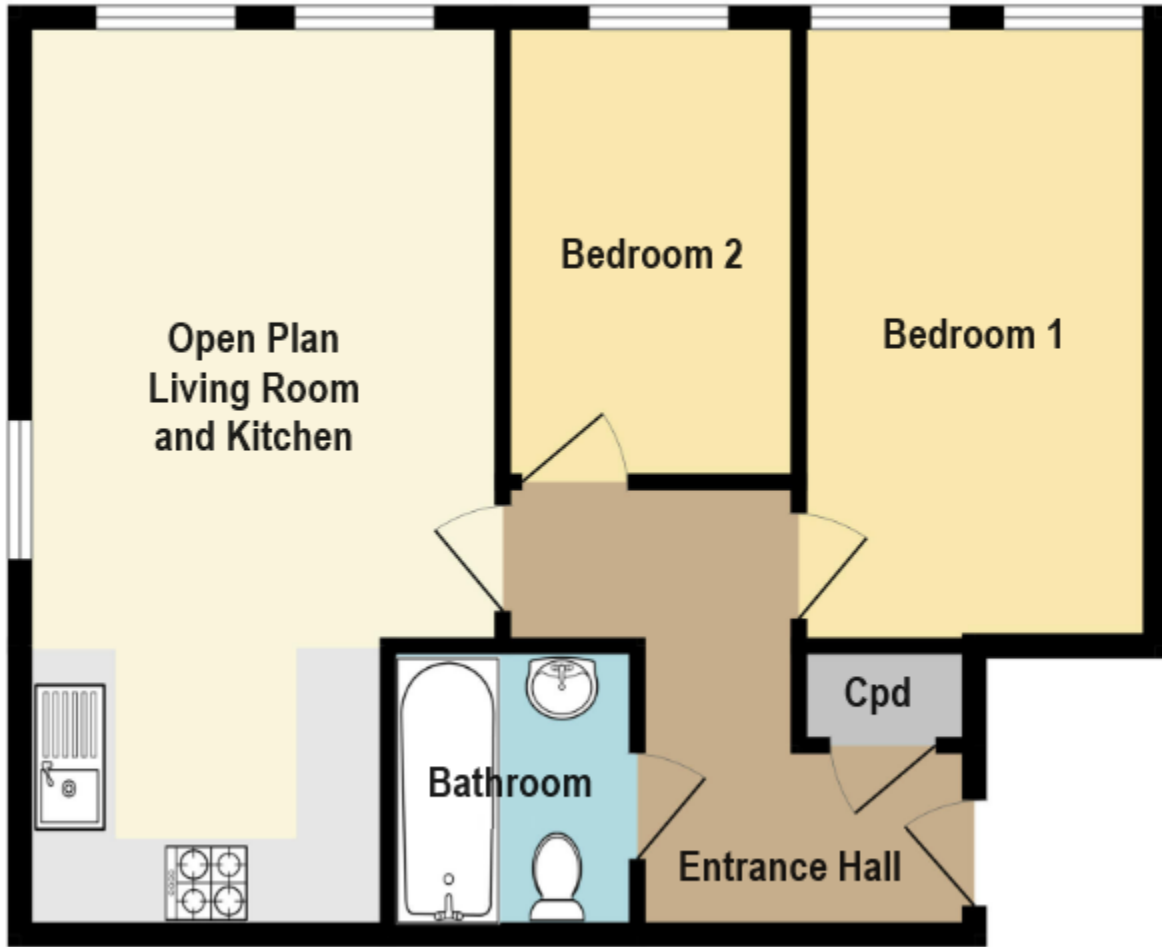
GROUND RENT We have been informed this is £200 p.a.

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: 15455





Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk