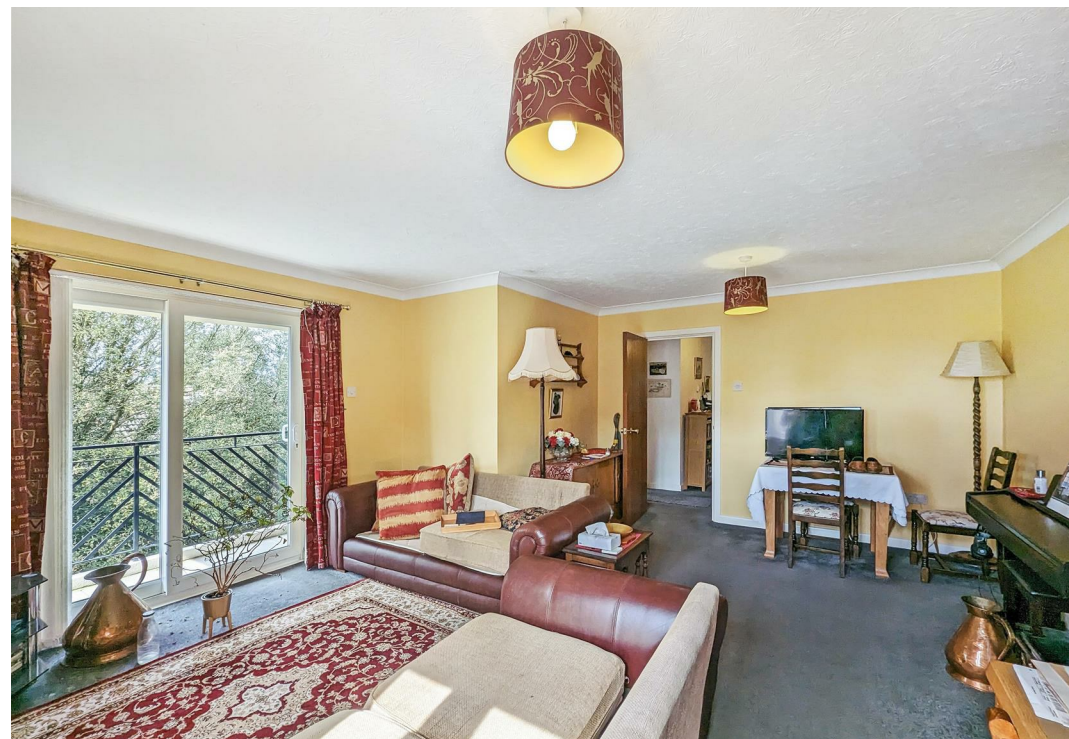




Flat 12 Sunridge Shades 11-15 Belle Vue Road, Lower Parkstone BH14 8TW
£275,000 Share of Freehold





A well presented second floor property presented in good condition throughout. The apartment benefits from two double bedrooms, a balcony and a partial sea view.

999 year lease with a Share of Freehold.

- TWO DOUBLE BEDROOMS
- CLOSE TO THE TRAIN STATION
- BALCONY
- PARTIAL SEA VIEW
- LIFT ACCESS
- QUIET LOCATION

Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria Green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for harbour walks together with Poole Harbour and its water-sports / boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe.

Property Comprises

A well presented two double bedroom apartment, with a balcony. The apartment is positioned in a quiet residential road in the heart of Lower Parkstone, with easy walks to bars, shops and cafes in both Ashley Cross and Penn Hill, ideally suited for someone who wishes to own a holiday residence or simply to live somewhere incredibly convenient yet private and peaceful. Bright and spacious throughout the apartment benefits further from a large lounge/dining room, two bathrooms one being en suite to the master bedroom, modern kitchen, garage and off road parking.

Tenure: Share of freehold

Maintenance - Approximately £1560 per annum

Ground Rent – N/A

COUNCIL TAX BAND: D





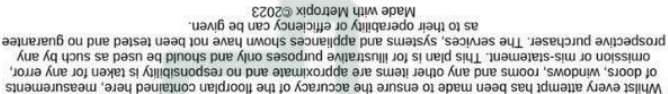
Tel: 01202 700771

All room dimensions given above are approximate measurements

These particulars are intended to give you a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Jurumond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require clarification of information.
- 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 a 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.



GROUND FLOOR

