



**Flat 2 Casterbridge Court, 3 Alton Road, Lower Parkstone BH14 8SJ**  
**£300,000 Share of Freehold**





**A two double bedroom raised ground floor apartment situated only a short walk from Ashley Cross and Parkstone Train Station. The apartment is offered with vacant possession and with a garage and parking.**

- TWO DOUBLE BEDROOMS
- PRIVATE OUTSIDE SPACE
- GARAGE AND PARKING
- MASTER BEDROOM WITH EN SUITE
- BALCONY
- CLOSE TO ASHLEY CROSS

### **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**

As soon as you walk in you are greeted by a spacious and inviting hallway with plenty of extensive storage/cloaks cupboards.

The lounge/dining area offers ample space for living & dining furniture and patio doors lead onto the sunny terrace with tree views. The kitchen is a good size with an ample amount of storage and work top surface. Then a further area off the kitchen makes a great place for a WFH office/study area. The master bedroom is a good size with fitted wardrobes, en-suite and doors lead onto the office. The second bedroom is found to the rear of the flat, again with built in wardrobes.

Outside the beautifully landscaped communal garden provides a tranquil place to sit in/BBQ during the spring/summer months with an abundance of mature tree, shrub and plant borders. There is a garage and parking in front of and three visitor spaces.





**Key Drummond**

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All room dimensions given above are approximate measurements

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

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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.

