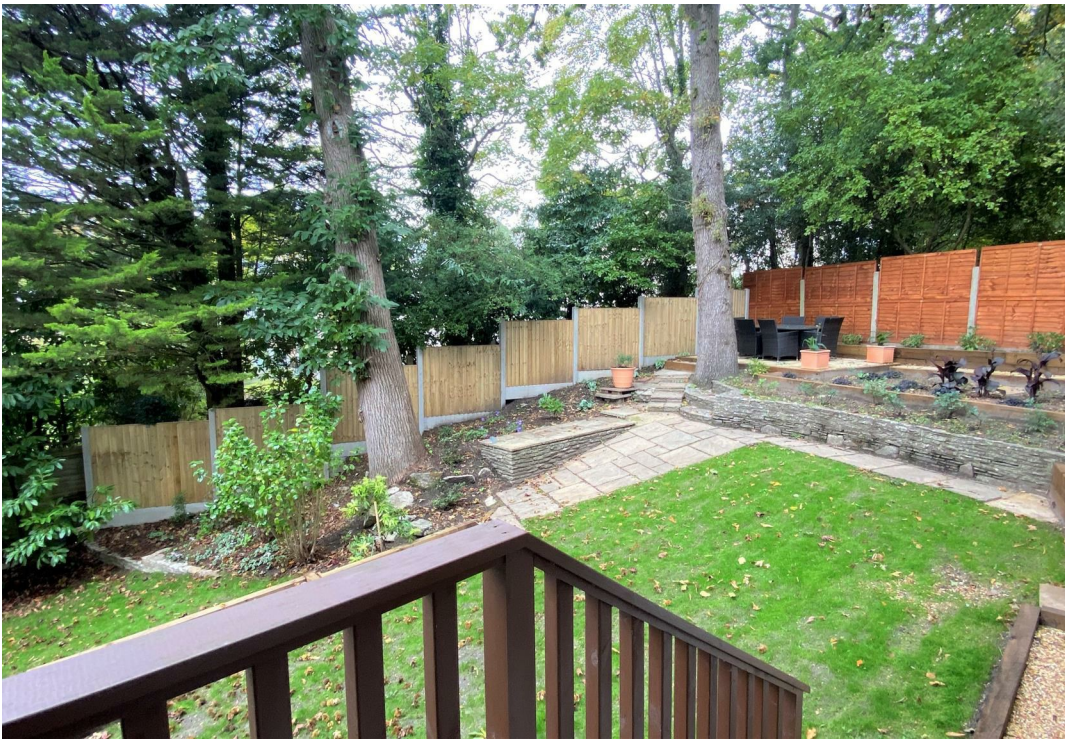




Flat 3 Alton Heights, 11 Alton Road, Lower Parkstone, Poole BH14 8SL
£285,000 Share of Freehold





****GROUND FLOOR APARTMENT**** This TWO DOUBLE BEDROOM, spacious apartment is MODERN throughout. The property benefits from UNDERGROUND PARKING, PRIVATE REAR GARDEN and A HIGH LEVEL OF FINISH THROUGHOUT.

- GROUND FLOOR
- WALKING DISTANCE TO ASHLEY CROSS
- PRIVATE TERRACE
- EV CHARGER FOR EACH APARTMENT
- UNDERGROUND PARKING
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- 999 YEAR LEASE

Location

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 with its water sports and 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

The property opens onto a spacious entrance hall with all principal rooms leading off and two generous storage cupboards. The beautifully presented lounge/dining room gives a light and airy feel to this home. Via the glass patio door, steps lead down to the gardens which are very private and have tantalising glimpses of the harbour, making this a haven to sit and relax peacefully during the day. The contemporary kitchen is again of a very high standard with all the modern amenities you would expect. This is complimented by a spacious and modern family bathroom together with ensuite to master bedroom. This bedroom benefits from fitted wardrobes and glass door accessing the paved terrace.

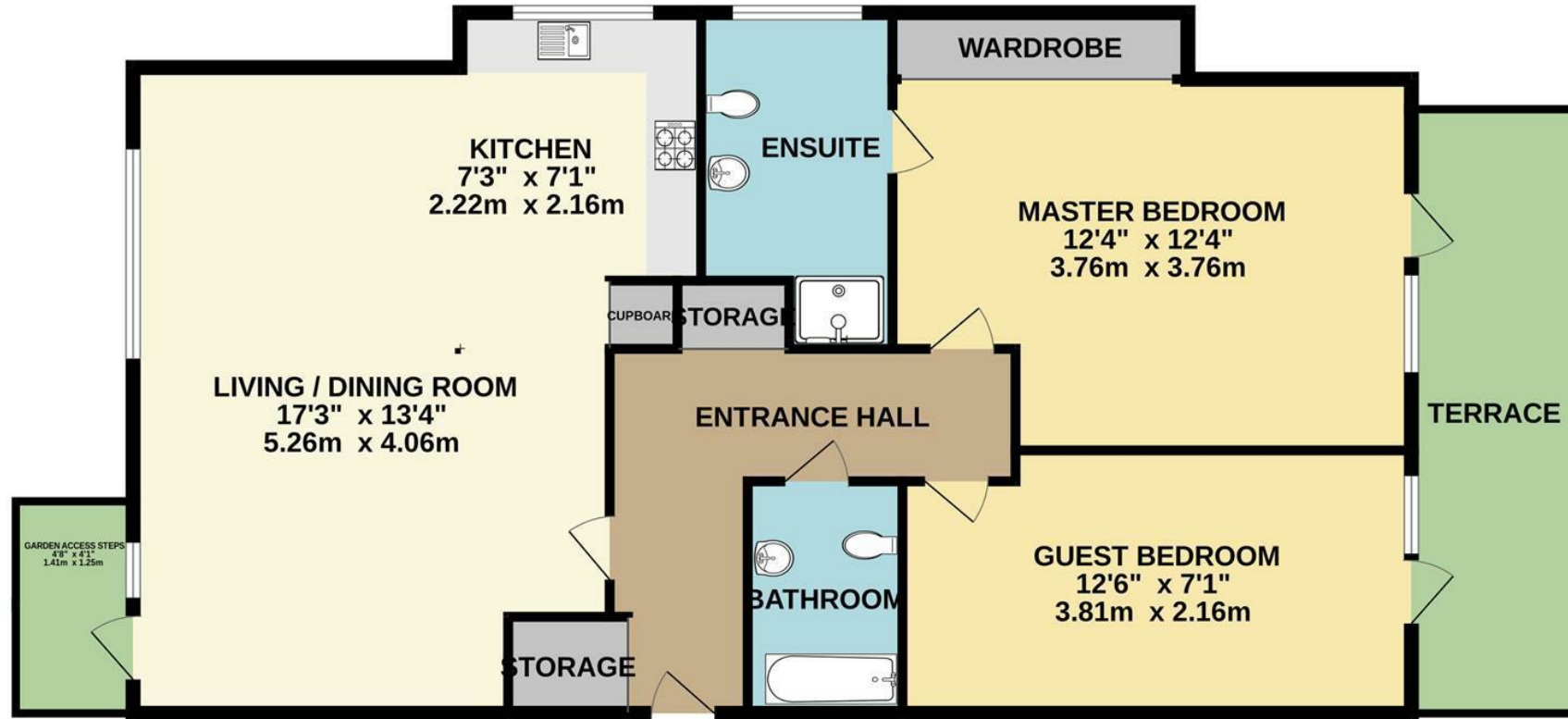
Maintenance

Share of Freehold - 999 years remaining
 Service charge - £2280 per annum paid 6 monthly
 Ground Rent - Peppercorn





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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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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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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | 78 | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |