

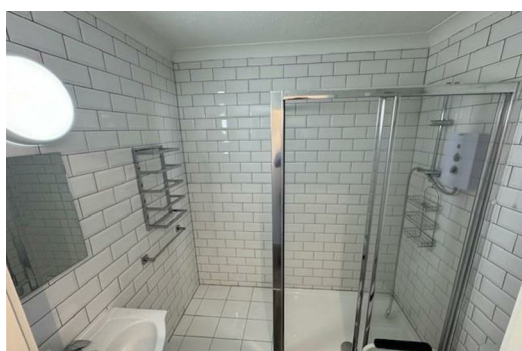


1A Uppleby Road, Parkstone, Poole, Dorset, BH12 3DB

Guide price £66,000

PARKSTONE, over 65 age apartment at £66,000 Leasehold. Take a look at this new instruction in Parkstone, located in a popular block of Barton Lodge, Ashley Road. The property is located on the second floor with lift facilities. Offered with one double bedroom with fitted mirror fronted wardrobes. A good sized lounge with front facing aspect. There is a modern style kitchen off the lounge with cream fronted units, stainless steel sink, free standing cooker and space for fridge freezer. A modern shower room with white brick tiled walls and flooring, shower cubicle, wc and sink. Hall cupboard with tank inside. Council Tax band B.

VACANT and offered with **NO FORWARD CHAIN**. Lease remaining is approximately 64 years.



FRONT DOOR AND ENTRANCE HALL

8'9" x 7'4" x 3'1" (2.69 x 2.24 x 0.95)

Communal lift and stairs to second floor leading to wooden front door. Coming into the entrance hall with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Buzzer entry system with pull cord panic alarm. Light switch. Built in cupboard with door and shelving and tank inside. Doors to lounge, bedroom and shower room.

LOUNGE

17'5" x 10'7" (5.31 x 3.25)

Door leading into this spacious lounge room with white ceiling, emulsion painted walls and fitted carpet. Wall mounted lights. Upvc double glazed window overlooking front aspect. Free standing feature fireplace. Light switch, plug sockets and TV socket. Double doors to kitchen.

KITCHEN

5'3" x 5'8" (1.62 x 1.75)

Double doors opening into this modern style kitchen with white ceiling, white brick shaped tiled walls and lino flooring. A range of cream fronted wall and base units with fitted handles and laminate worktops. Space for fridge freezer. Free standing white cooker with electric four ring hob. Sink with drainer and metal fittings. Ceiling lighting. Light switch and plug sockets.

BEDROOM

14'6" x 8'8" (4.43 x 2.65)

Door leading into this good sized double bedroom with white ceiling, emulsion painted walls and fitted carpet. Lighting. Upvc double glazed window to front aspect. Light switch and plug sockets. Built in wardrobe with mirror fronted doors and rail and shelf inside.

SHOWER ROOM

6'8" x 5'3" (2.05 x 1.62)

Door leading into this modern shower room. White ceiling, white brick shaped tiled walls and fitted tiled flooring. White sink with metal fittings and wall mounted mirror. Shower cubicle with metal frame, glass panels and white shower tray. Wall mounted electric shower. Ceiling lighting.

COMMUNAL AREAS

There is a communal residents lounge with kitchen area and seating area overlooking the patio garden.

There is also a laundry room for residents to use

Outside there is a patio garden area and communal parking on a 'first come, first served' basis.

TENURE

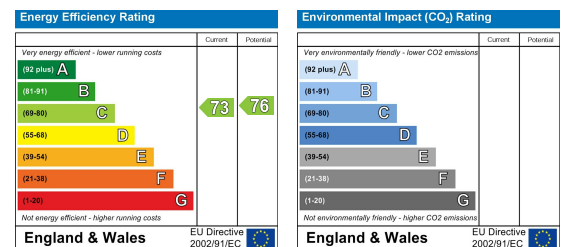
We have been advised that the property is Leasehold with approx 64 years remaining. (Cash Buyers only). The lease was a 99 year lease from the 1st April 1989.

Management Charges: Service charges are approx £3030. 80 Per Annum

Ground Rent is approx £191.92 Per Annum.

THE PROPERTY IS BEING SOLD WITH "NO FORWARD CHAIN".





Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD