



Layton Road, Parkstone, Poole, Dorset, BH12 2BH

Guide price £175,000

PARKSTONE. ONE DOUBLE BEDROOM FLAT, £175,000. Thacker and Revitt are pleased to market this one double bedroom flat located in popular Parkstone. The property has neutral decor throughout in white with beige carpets. There is a double bedroom with built in wardrobes. Sunny aspect lounge to the front. Kitchen with oven, hob and space for plumbing for washing machine and space for fridge freezer. Shower room with shower cubicle, wc and sink. Gas central heating and double glazing. The property

also benefits from the drive for parking to the flat. Council Tax band A, Great location to get to Parkstone, Penn Hill and the Wessex Way. IDEAL FIRST TIME BUY.



Professionals in
Residential Sales
and Lettings

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Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88

FRONT DOOR AND ENTRANCE HALL TO STAIRS AND LANDING

Communal front door shared with the two flats leading to flat front door with stairs to first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Light switch and plug socket. Doors to first floor rooms. ceiling lighting.

SHOWER ROOM

Door leading from the kitchen into this compact shower room. White ceiling and emulsion painted walls to part and tiled to remainder. Fitted lino flooring.



KITCHEN

Door leading from the landing area into this modern style kitchen with white ceiling, part tiled in grey tiles and part emulsion painted walls with part splash back. A range of grey coloured fitted wall and base units with laminate worktops. Four ring stainless steel gas hob, Stainless steel electric oven with controls. Stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine. Double glazed window to side aspect. Light switch, plug sockets and fuse switches.



BEDROOM

Door leading from the landing area into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Double glazed window. Radiator. 2 Built in cupboards with one housing the combi boiler and other shelving and rail. There is a further built in mirror fronted wardrobe with rails and shelving inside on tracks. Light switch and plug sockets.

LOUNGE

Door leading into this lounge reception room with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Two Recess alcove areas. Two double glazed windows overlooking front aspect. Light switch, plug sockets and TV socket.

PARKING

Block paved driveway parking for one car is conveyed with the apartment.

TENURE

The property is SHARE OF FREEHOLD and is being offered with NO FORWARD CHAIN.

Maintenance Charges:

Ground Rent:



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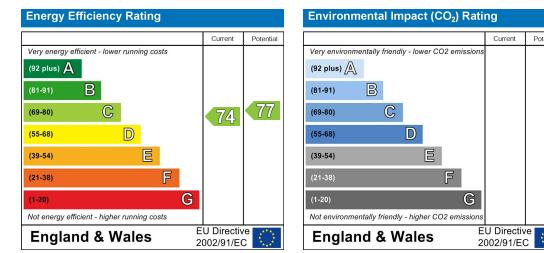
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Please Note:

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



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