



**Lower Parkstone, Poole, £179,950**

**Wonderful character ground floor apartment**



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## Lower Parkstone, Poole, £179,950

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- Wonderful character ground floor apartment
- Very substantial - 960 SQFT
- Substantial living room overlooking communal gardens
- Very large kitchen / breakfast room
- Main bedroom with built-in wardrobe area
- Further study / playroom
- Modern bathroom with separate cloakroom
- Flexible off road car parking
- Pets considered if granted permission from freeholder
- Historic building of local significance

### Inside Areas

Simply huge 960 SQFT one bedroom character ground floor apartment. The property consists of an exceptionally large, elongated living room with character leaded windows, master bedroom with large built-in wardrobe, very large newly installed kitchen / dining room, family bathroom and separate cloakroom. There is also a newly constructed study / playroom which could be used as further accommodation.

### Outside Areas

The living room abuts a west facing communal rear garden with clothes airing facilities. Car parking is available to the front of the property and informal parking has been used close to the front door.

### Location

Lower Parkstone, in Victorian times, was known as England's "Mentone", centrally located between the vibrant and cosmopolitan villages of Ashley Cross, Westbourne and Canford Cliffs with all of their shopping and cafe culture bars and restaurants. Close by to the property is Ashley Road with its shops, bars and restaurants. Also nearby are major shopping facilities in Branksome which includes John Lewis at Home. Transport links are excellent with easy access to the Wessex Way for South East traffic and there are 2 mainline railway stations to choose from at Branksome and Parkstone - both of which are stopping stations for the fast train to London Waterloo.

### History

The Hermitage was once a grand Victorian residence located on a hill top and probably enjoyed dramatic Poole Harbour views at the time, with the external grandeur of the property being still evident today. In the mid 1980s the property was subdivided into 1 and 2 bedroom apartments with shared gardens and off road car parking.

### Tenure & Service Charges

Tenure: Leasehold - 189 years from 2011.

Service Charges: approx. £2,200 per annum.

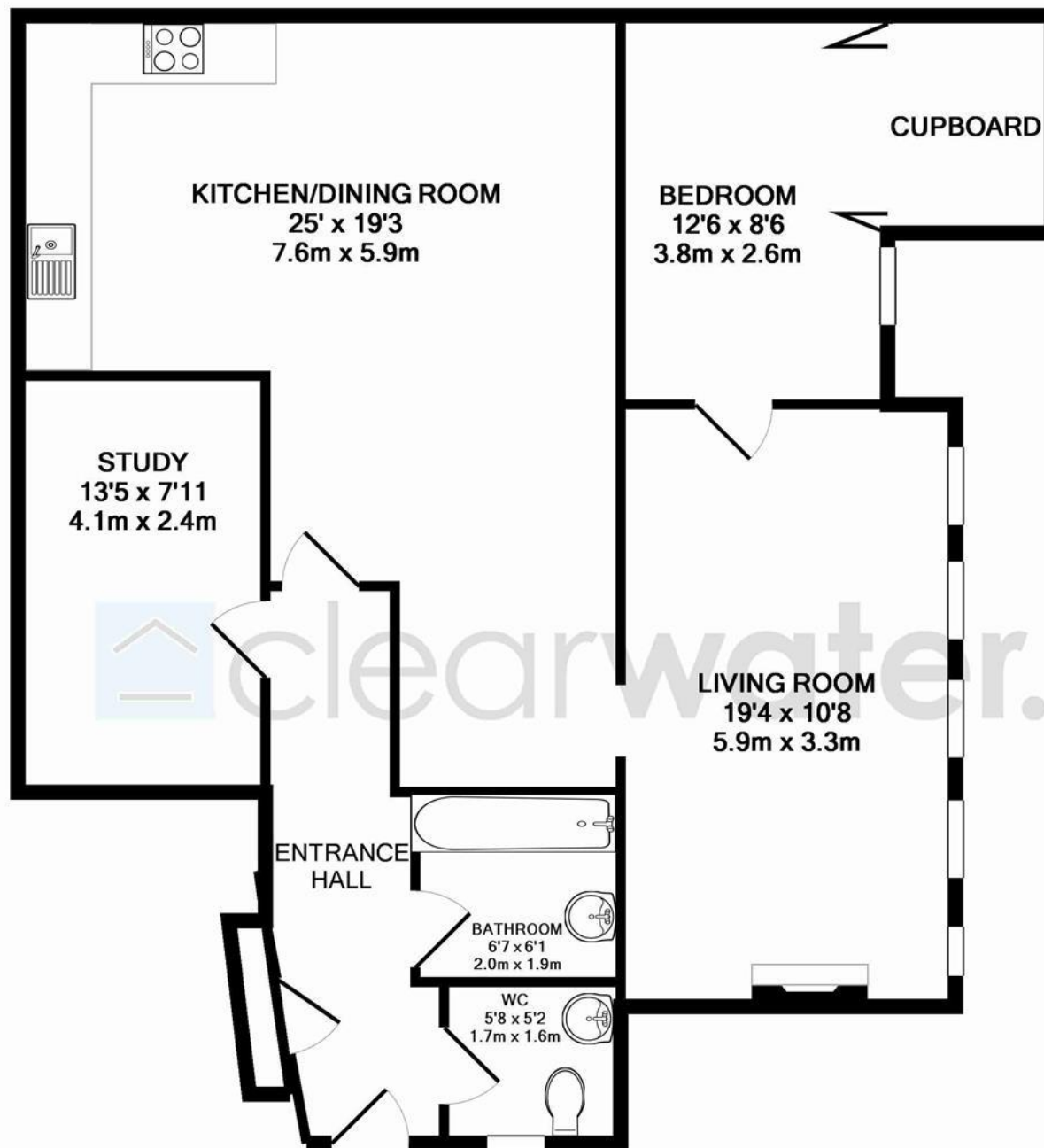
Ground Rent: £50 per annum.

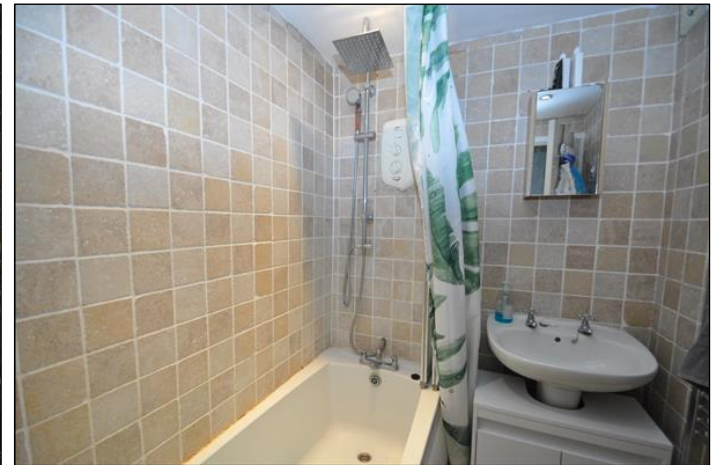
### Council Tax

BCP Council Tax Band C.

### Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
England & Wales		
EU Directive 2002/91/EC		





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