



**St Peters Road, Lower Parkstone, Poole, BH14, £250,000**

**Share of freehold**



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# St Peters Road, Lower Parkstone, Poole, BH14, £250,000

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- Share of freehold
- No ground rent to pay
- Allocated parking plus visitor parking
- Desirable Lower Parkstone location
- Gas Central Heating and Double Glazing
- Boiler only circa 2 years old
- Spacious hallway with storage

## Description

Welcome to Torvain Park, a beautiful block of Share of freehold apartments with well-maintained communal gardens in a tranquil setting within close proximity of Ashley Cross, Lower Parkstone, Train stations, Poole Park and nature reserve and Poole Town centre.

The apartment itself is situated on the ground floor and comprises a generously sized entrance hall with a storage cupboard and doors leading onto the separate living room (with a bay window overlooking the grounds), two double bedrooms, a separate fitted kitchen and a shower room.

Allocated parking space plus communal visitor parking.

Gas central heating and double glazing.

Our seller has advised the boiler is circa 2 years old. Thermostatic control in the hallway for the heating system.

Well maintained primarily neutrally coloured decoration throughout with smooth painted walls with white painted coving, architraves, skirtings and ceilings and carpet flooring in bedrooms, hallway and living room.

Vendor has advised they intend to leave the fitted blinds in the property for the new owner to enjoy included as the purchase price.

## Location

This beautiful apartment is located within close proximity to Ashley Cross with its popular café culture, which is home to a range of independent shops, bars, brasseries and a Mark Bennett Patisserie. Poole town centre is also close-by, offering a wide range of high street shops, a mainline train station and quayside restaurants/bars. Poole Park and Whitecliff Park are just around the corner, both offering excellent facilities and amenities for all.

Transport: The property is also within close proximity to:

- Parkstone Train station and Poole Train station which have trains to London Waterloo.

- Major bus routes to Poole, Bournemouth and surrounding areas.

## Lease Information

Tenure: Share of freehold

Ground rent: 0

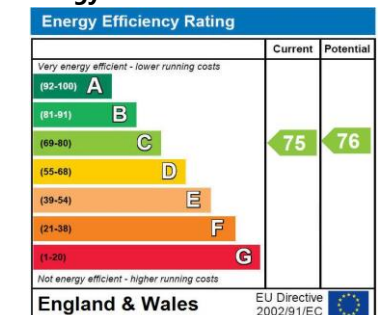
Service charge: circa £940 per annum (paid half yearly of £470)

Lease term: Share of freehold with 125 years lease from 2004 (circa 106 years remaining)

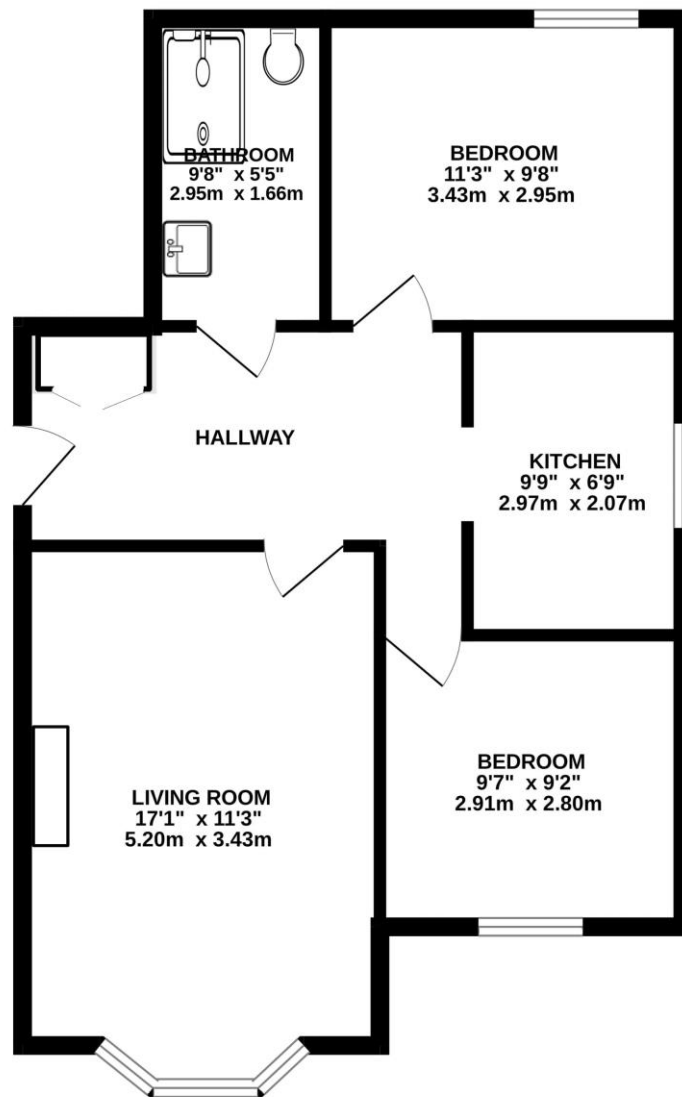
## Council Tax

BCP Council Tax Band C.

## Energy Performance Certificate



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

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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