



'Lalbagh', Alton Road, Lower Parkstone, BH14

£335,000

A charming character apartment of which has been recently refurbished to an extremely high standard throughout. Flat 2 is situated on the first floor and has views over Poole Harbour from the spacious living room and from the south westerly facing balcony. The accommodation comprises; luxury kitchen with ... work surfaces and integrated appliances, a large living room, two double bedrooms and a luxury fitted family bathroom with a separate shower cubicle. Outside there is an allocated parking space and Ashley Cross Village and Parkstone train station are just a short walk away.

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KEY POINTS

- Contour home design kitchen with top of the range NEF appliances, integral fridge freezer and dishwasher and 'Pietra' grey marble floor tiles
- Solid beech reproduction Victorian skirting, handmade replica Victorian coving and 'Statuarietto' marble fire surround and hearth, and solid engineered oak flooring to the living room
- Luxury bathroom with 'Fondovalle' Italian porcelain wall tiles, original style mother of pearl mosaics and solid 'Bianco Carrara' shower tray
- New internal doors from 'Doors of Distinction'- American Oak with designer chrome handles
- New wooden moisture resistant Venetian blinds included
- New UPVC sash windows installed throughout
- Re-wired and re-plumbed
- LED lighting

LOCATION

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.

SCHOOL CATCHMENT

Courthill First School

Baden Powell School catchment

TENURE

Freehold


COUNCIL TAX

C

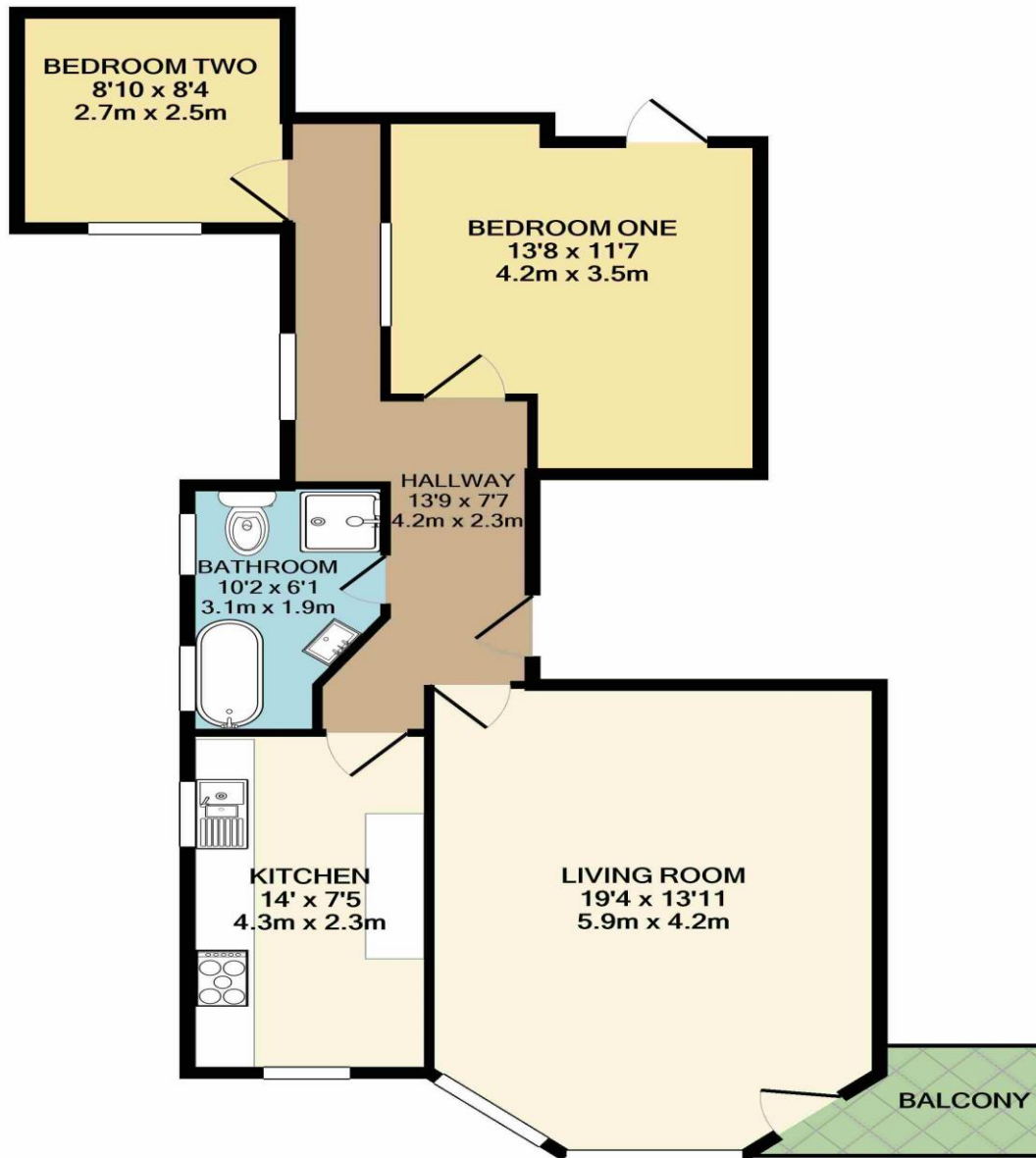
LOCAL AUTHORITY

Poole

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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