



## Lilliput Court, Kimberley Road, Lower Parkstone, Poole BH14 8SQ

\* No Forward Chain\* Nicely positioned within the heart of Lower Parkstone lies this two double bedroom purpose built top floor apartment with lift and stairs to all floors. There is light and airy generous size accommodation on offer to include a 19ft approx. lounge/dining room with a large picture window providing pleasant communal garden and roof top views over Conifer Park and the Purbecks beyond.

**EPC: 72 Council Tax Band: C Price: £250,000 Share of Freehold**







## Key Features

- PURPOSE BUILT TOP FLOOR APARTMENT - STAIRS & LIFT TO HALL FLOORS
- GOOD SIZE ENTRANCE HALLWAY WITH STORAGE
- 19ft APPROX LOUNGE/DINING ROOM WITH PICTURE WINDOW OVERLOOKING THE COMMUNAL GROUNDS
- KITCHEN
- BATHROOM & SEPARATE CLOAKROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- GARAGE & LOCKER STORAGE CUPBOARD
- NO FORWARD CHAIN – EXCELLENT LOCATION IN THE HEART OF LOWER PARKSTONE
- APPROX 948 YRS REMAINING ON LEASE. NO GROUND RENT. MAINTENANCE £190 PER MONTH. SUB-LETTING PERMITTED

## The Property

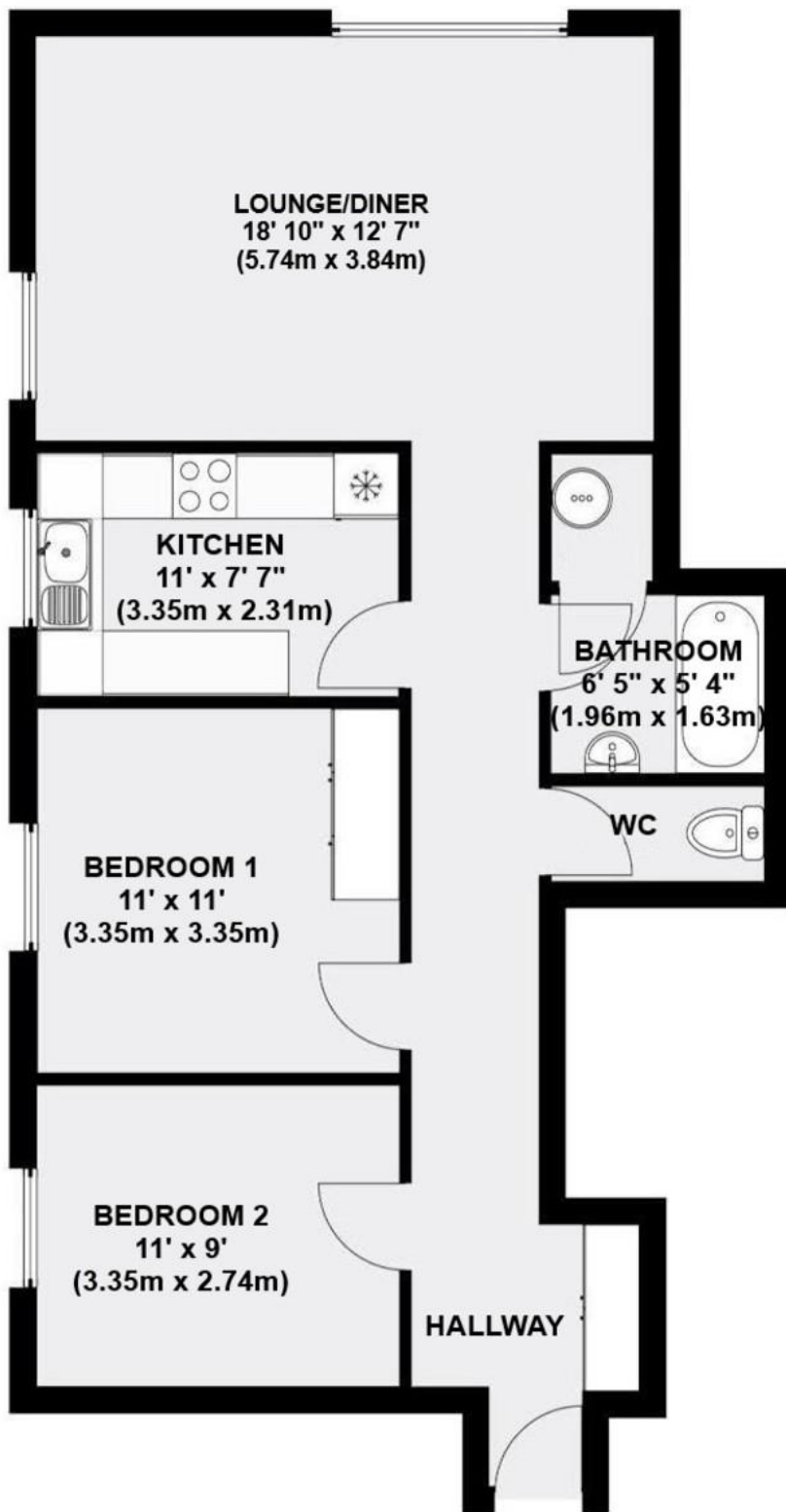
Upon entering there is a good size welcoming entrance hallway leading to a 19ft approx. south facing dual aspect lounge/dining room at the far end, with a large double glazed picture window providing a pleasant view over the communal grounds, Conifer Park and the Purbecks beyond. The kitchen has ample storage units with a window letting in lots of natural light. There are two generous size double bedrooms and a bathroom/separate cloakroom complete the roomy accommodation.

The lift can take you to a lockable storage cupboard and a door from here at the rear of the building will

take you to the outside and the garage conveyed with the apartment.

Outside there is a long driveway providing access in to the development which is set within very well maintained communal grounds.

The development is set within the heart of Lower Parkstone between Penn Hill and Ashley Cross villages with their popular bars, bistros, restaurants, cafes and a main line London railway station.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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