



## Islands View, 45 Danecourt Road, Lower Parkstone BH14 0PH

A two double bedroom ground floor apartment forming one of only six properties in this purpose-built low-rise development, conveniently situated a short walk away from Ashley Cross and Poole Park.

**EPC:** TBC **Council Tax Band:** C **Price:** £229,950 Share of Freehold







## Key Features

- LOW RISE PURPOSE BUILT GROUND FLOOR APARTMENT
- SPACIOUS ENTRANCE HALLWAY
- GENEROUS SIZE LOUNGE/DINING ROOM WITH LARGE DOUBLE GLAZED PICTURE WINDOW
- GREAT SIZE KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM & SEPARATE CLOAKROOM
- WELL MAINTAINED COMMUNAL GROUNDS - GARAGE & RESIDENTS'/VISITORS' PARKING
- CLOSE TO ASHLEY CROSS & POOLE PARK
- NO FORWARD CHAIN SUB-LETTING PERMITTED (PETS WITH PRIOR PERMISSION FROM ISLANDS VIEW MAN. COMPANY)
- MAINT: £401.25 P.Q, G-RENT: N/A, 951 YEARS REMAINING ON THE LEASE

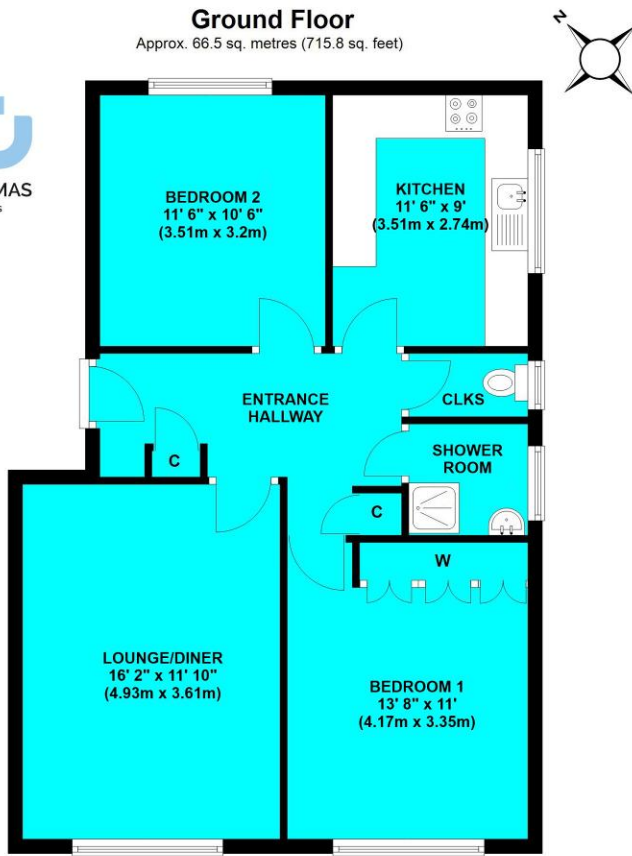
## The Property

A communal door leads into the communal hallway and then to a lobby area with a lockable storage cupboard located just outside the personal front entrance door. Upon entering you are greeted by a spacious hallway with doors leading off to all principal rooms. The lounge/dining room offers great space and there is a large double glazed picture window overlooking the communal garden. The kitchen/breakfast room has ample storage units and work surfaces with a window to the side supplying lots of natural light. There are two large double bedrooms with the master benefiting from a full length fitted wardrobe along one wall, and both have plenty of room for additional freestanding or fitted

furniture. A shower room with fully tiled walls with a separate cloakroom next door completes the roomy accommodation.

Outside there are well maintained communal grounds and there is a garage conveyed with the apartment in a small block of three. As you access the grounds there are residents'/visitors' parking spaces to the left on a first come first served basis.

Ashley cross is a short walk away with its popular bars, bistros, restaurants and a main line London railway station. Poole Park is also close to hand and this leads to Baiter Park, Whitecliff Harbourside Park and Poole Quay.



Total area: approx. 66.5 sq. metres (715.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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