



## Emeralds, 123 North Road, Poole, BH14 0LX

Offers Invited £269,500

- Two Double Bedrooms
- Private Balcony
- Modern Bathroom
- Early Viewing Advised!
- Ground Floor Apartment
- Beautifully Presented / High Specification
- Gas Central Heating / UPVC Double Glazing
- Allocated Parking
- Modern Kitchen / Breakfast Room
- Popular Convenient Location

# Emeralds, 123 North Road, Poole BH14 0LX

BEAUTIFULLY PRESENTED GROUND FLOOR FLAT / HIGH SPECIFICATION THROUGHOUT / TWO DOUBLE BEDROOMS >>> GREYS Estate Agents are delighted to offer for sale this immaculately presented and rather secluded ground floor flat just South of the Ashley Road in Lower Parkstone. The accommodation comprises two double bedrooms, lounge, kitchen / breakfast room, shower room, sun terrace, off road parking and access to communal gardens. The property further benefits from UPVC double glazing, gas central heating and its position close to local amenities and the popular Ashley Cross village, with its bars, restaurants and shops. In our opinion this property will make an ideal First Time Buy, Buy to Let investment or Retirement Purchase. To arrange a viewing, or for further information, contact GREYS of Parkstone



Council Tax Band: D



### Entrance Hallway

### Lounge

15'11" x 10'11"

### Kitchen / Breakfast Room

10'2" x 9'9"

### Bedroom One

16'4" max x 9'9"

### Bedroom Two

11'9" x 10'8"

### Shower Room

7'2" x 6'1"

### Allocated Parking

### Tenure

Leasehold - 104 years

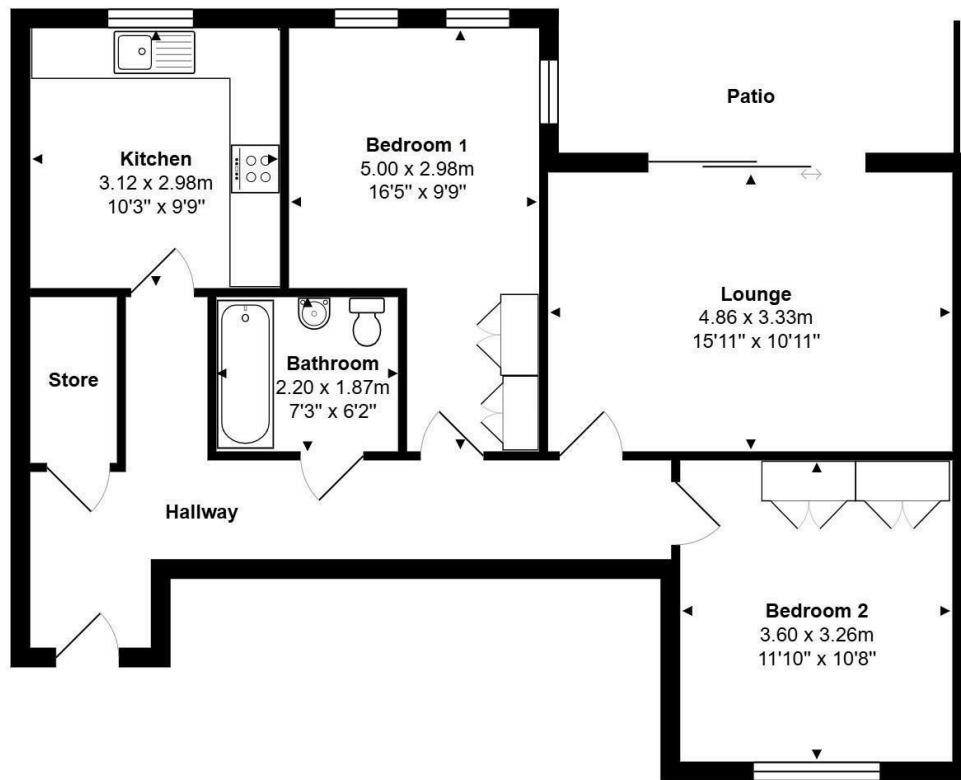
Service Charge - £2157 / annum approx.

Ground Rent - £558 / annum

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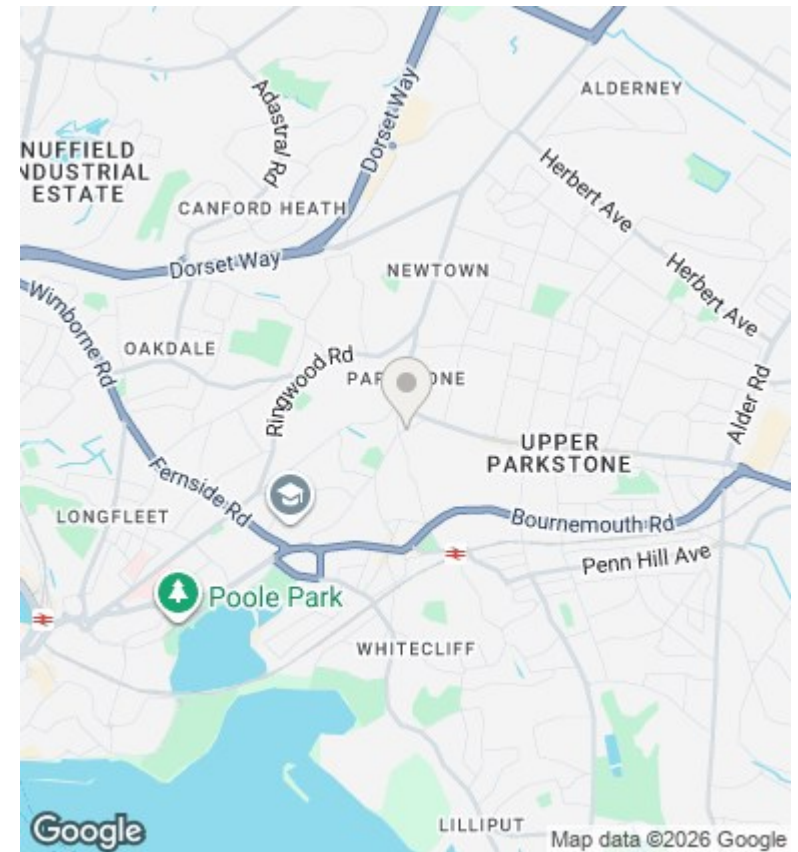






Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup> (excluding patio)

All measurements are approximate and for display purposes only



## Directions

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	