

Luscombe Road, Lower Parkstone, BH14



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Introducing this characterful 1 bedroom ground floor flat nestled in a sought-after location, this property offers a prime opportunity for those seeking a comfortable and convenient living space. Boasting a double bedroom, a family bathroom, and spacious kitchen, this residence presents a well-appointed layout ideal for individuals or couples. Coming into the lounge, and stepping outside, through your very own backdoor and discover a garden oasis like no other. This unique ground floor flat boasts a sizeable, landscaped garden that is truly a rare find in the area.

In addition to the peaceful setting, this property features it's own front door, in a block of just 4, 2 allocated parking spaces for added convenience and practicality. Furthermore, the property is CHAIN FREE! With the added benefit of a share of freehold, the new owner will enjoy a sense of security and investment in this property.





What the owner says.

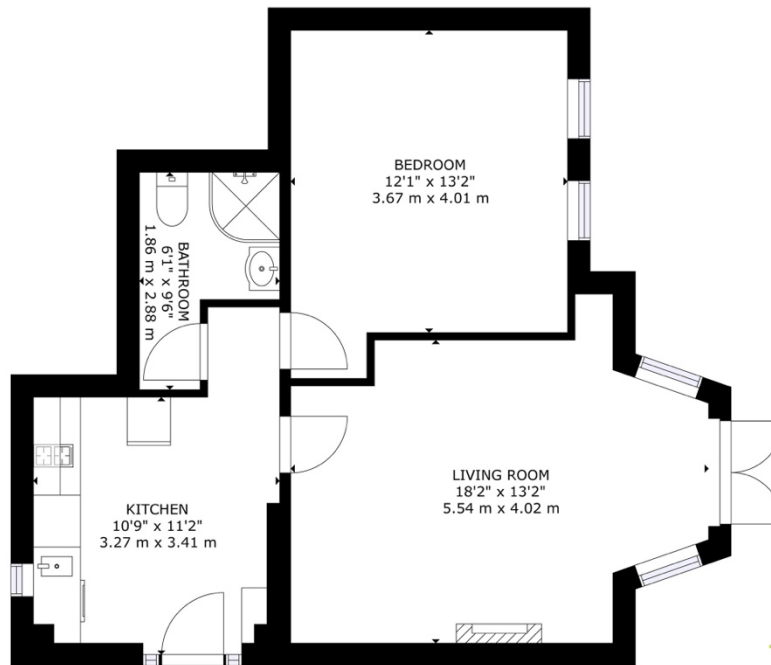
“This flat ticked all the boxes when I was searching. There was nothing quite like it around at the time. It still remains to be the most unique in the area. The house is substantial and with character. It contains only four flats. The outside space is what sold it to me, it was a blank canvas, being laid to lawn and not landscaped. I was able to indulge in my love of garden design. I shall miss early morning tea, sat on the decking planning what's next for the garden”



Where it is.

This property is positioned in a prime location in the heart of Lower Parkstone. You can walk to the nearby schools Courthill Infants, Baden Powell & St Peters Juniors and BCS private school. Ashley Cross is a short walk away with its array of amenities, shopping facilities, trendy bars & bistros with the train station offering direct routes to Waterloo, London. The award-winning beaches of Sandbanks are nearby and the town centres of Poole & Bournemouth too.





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 567 sq.ft, 53 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Chain Free
- Ground floor garden flat
- Allocated parking
- Service charge - £60 pm
- EPC - C
- 1 double bedroom
- Unique large garden
- Share of freehold
- Council tax band - B
- Approx 567 Sqft

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.