HEARNES

WHERE SERVICE COUNTS

Cotes Court, 19 Cotes Avenue, Lower Parkstone
Poole, Dorset, BH14 0NE

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Leasehold Price £219,950

Excellent value for this spacious 2 bedroom 1st floor apartment with a generous lounge/dining room and a balcony overlooking the communal grounds, situated in a quiet cul-de-sac location just over ½ a mile of Ashley Cross. This property offers a fantastic opportunity for personalisation and is available with immediate vacant possession.

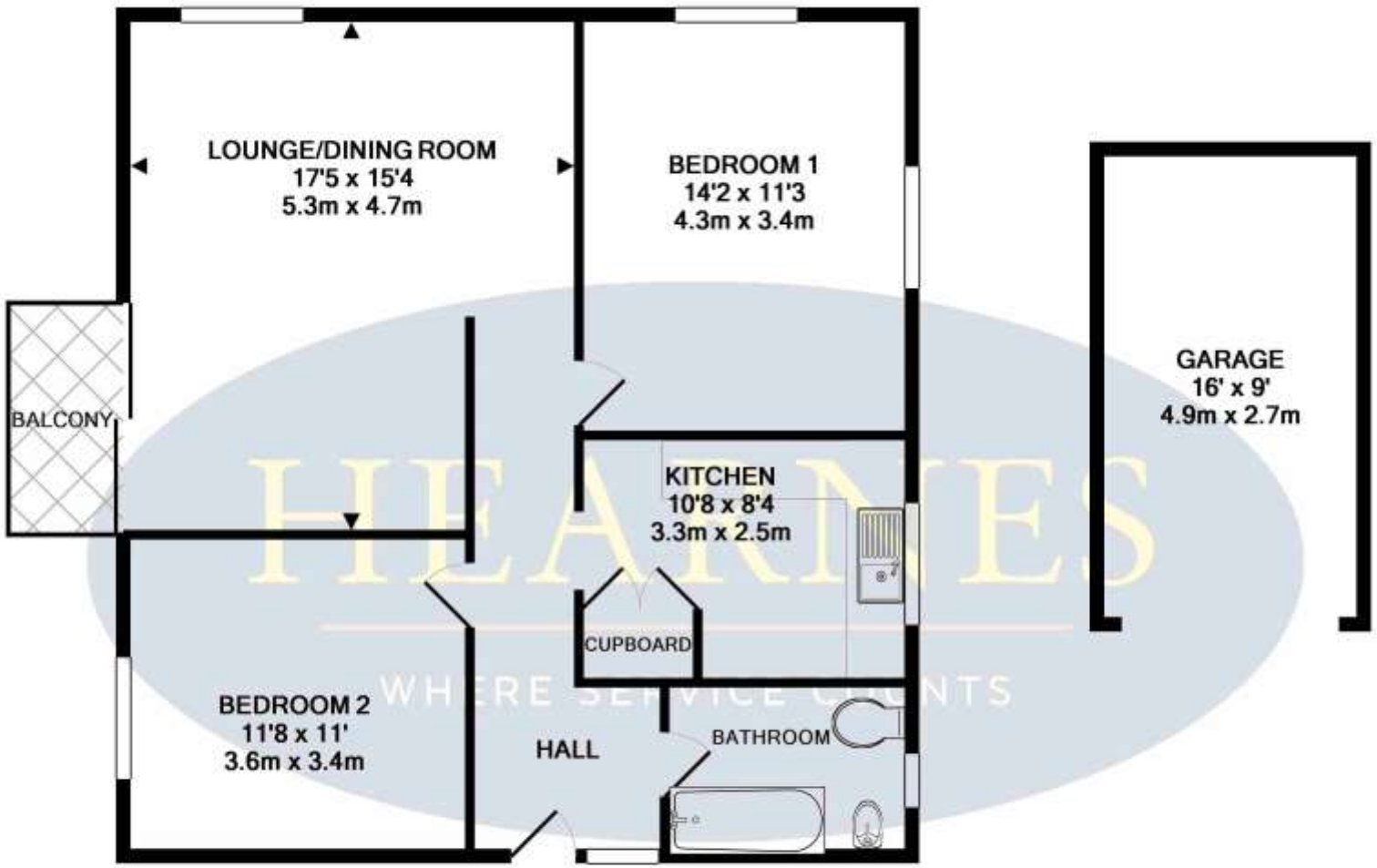
- 2 double bedroom 1st floor apartment
- Excellent value
- Potential for modernisation
- Offered with immediate vacant possession
- Generous lounge/dining room with balcony
- Single garage
- Double glazing
- Gas central heating
- Set in a quiet cul-de-sac location
- Currently in the catchment for Courthill Infant & Baden Powell Junior Schools

Cotes Avenue is located just over ½ a mile of Ashley Cross which has a delightful Green with a fountain and is surrounded by a range of independent shops, bars, cafes and restaurants, offering a café culture lifestyle. Poole Park is also just over ½ a mile away and offers a great range of family activities, boating lake, restaurant and leisure facilities. There are excellent schools in the area to include the well established Buckholme Towers, and within the catchment area of Courthill Infant School & Baden Powell Junior School. Poole Town Centre and Poole Quay are within 2 miles and both offer a wide range of restaurants, bars and shops. The award winning sandy beaches are less than 3 miles away.

Term of Lease: TBC
Maintenance Charges: TBC
Ground Rent: TBC

COUNCIL TAX BAND: C EPC RATING: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.4 SQ.M.)

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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE