



**Alder Heights Parkstone BH12 1QX**

**£200,000 Leasehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.





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**£200,000 Leasehold**

Adams Property Agents are delighted to offer for sale this well presented, two double bedroom apartment in Branksome area of Bournemouth. The property offers comfortable and practical accommodation, making it an ideal choice for first-time buyers, downsizers, or investors.

The apartment is situated on the first floor which is accessed through a communal front door and hallway with stairs to the first floor. The entrance hallway houses a storage cupboard and has doors to all rooms. The large lounge diner is a particular feature of the apartment, enjoying dual aspect double glazed windows and ample space for a dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances. There are two good size double bedrooms both with large double glazed windows. The bathroom is tiled and comprises of a white suite to include a panelled bath, WC, wash hand basin and shower. There is also an allocated parking space conveyed with the apartment.

The property is situated close to leisure and shopping facilities with bus routes to Bournemouth and surrounding areas, a particular feature of the position is the direct and delightful walk through local protected heathland to the area of Alder Hills Nature Reserve.

The Bournemouth Wessex Way is close by and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Branksome, Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

An internal inspection is highly recommended to appreciate the accommodation on offer.

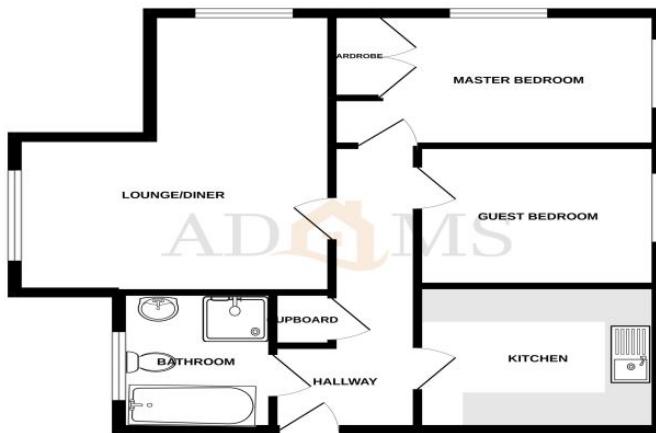
**TENURE:** Leasehold

**LEASE REMAINING:** 150 years from 29th November 2002 (127 years left)

**SERVICE CHARGE:** £2,229.84 per annum

**GROUND RENT:** £175 per annum

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, inaccuracy or omission. This floorplan is for illustrative purposes only and should not be relied on as an accurate representation of the property. Prospective purchasers should make their own inspection and no guarantee is given as to their accuracy or efficiency can be given.



Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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>	
(39-54)	<b>E</b>	
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