

FOR SALE

Flat 13, Falcon Heights, 6a Birds
Hill Road, Poole, Dorset BH15 2FG



PHILIPPA SOLE



£225,000

Two double bedroom, first floor apartment

Open-plan kitchen / living / breakfast room

Fitted wardrobes to both bedrooms

Communal courtyard

Underground parking for 1 car

Walking distance to Poole Park

En-suite to master and family bathroom

Band D: £214775

Share of Freehold

[Click here for virtual tour](#)

About this property

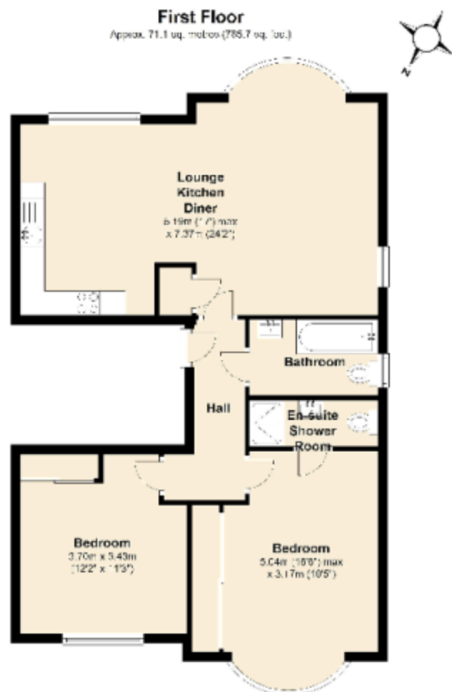
Located a short walking distance from Poole Park, an extremely well presented two double bedroom, first floor apartment, en-suite to Master, family bathroom, open-plan living space, ample storage, communal central courtyard, underground parking for one car and no forward chain. Ideal buy to let.

Upon entering the apartment, the hall leads to the large open-plan kitchen / living / breakfast room which is flooded with natural light and features a beautiful south-facing bay window. The kitchen benefits from a range of fully integral appliances, granite work surfaces and allows ample space for a dining table and chairs. There are two spacious double bedrooms, both benefiting from fitted wardrobes, while the master bedroom features a luxury en-suite shower room. Falcon Heights was constructed in 2007 and No. 13 forms part of a detached building comprising of only three apartments. The property benefits from a communal central courtyard with a seated area and BBQ, underground secure parking for one car plus visitor parking and a video entry system. The property is currently tenanted and yields £12,600 PA Tenure: Share of Freehold with 186 years remaining

Location

Located between Poole Town Centre and the vibrant village of Ashley Cross with its array of bars and restaurants. In addition to its central position, both Poole & Ashley Cross train stations offer a direct line into London Waterloo in just under two hours.





Total area: approx. 71.1 sq. metres (765.7 sq. feet)

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Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 78 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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