

Flat 6 Radley Hall, 50 Kings Avenue,  
Poole, Dorset, BH14 9QJ

**HEARNES**

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# Flat 6, Radley Hall, 50 Kings Avenue, Poole, Dorset, BH14 9QJ

## SHARE OF FREEHOLD PRICE £450,000

An immaculately presented 2 double bedroom, 2 bathroom first floor apartment set in a prestigious gated development of just 8 apartments built in 2001, situated in a tucked away location close by to Parkstone Golf Club and Penn Hill. There is a wonderful triple aspect lounge/dining room which is the heart of the apartment complimented with a with a juliet balcony and characterful bay window looking out to the communal gardens. The separate kitchen/breakfast room has ample storage and Corian worktop space with fitted appliances. Both bedrooms are excellent sized doubles with fitted wardrobes and the master having a feature bay window and large luxurious ensuite bathroom. The communal grounds are classy and well kept, and the apartment has its own private garage with electric up and over door with parking in front. Other benefits include Herringbone flooring in hallway and kitchen, plantation shutters throughout, security entry phone system, passenger lift to all floors and the vendor is suited

- A classy 2 double bedroom first floor apartment set in a prestigious gated development built in 2001
- Wonderful and large triple aspect lounge/dining room with juliet balcony and charming bay window with views to the communal grounds
- Kitchen/breakfast room to include German built ample units, Corian stone worktops and integral Neff fan oven, grill and microwave, gas hob with extractor above, fridge/freezer, dishwasher and washing machine
- Shower room having wash hand basin with vanity unit below an wc
- Large ensuite bathroom in the master bedroom to include bath, shower, wash hand basin with large vanity unit storage below and wc
- Fitted wardrobes in both bedrooms
- Central hallway with herringbone flooring and airing cupboard
- Quality plantation shutters throughout
- Security Entryphone system and passenger lift to all floors
- Garage with power, lighting, electric up and over door with parking in front
- Gas central heating, double glazing throughout and security alarm system
- Vendor suited!

The property positioned incredibly quietly but is also less than 700 yards from Penn Hill and the popular Ashley Cross is just over ½ a mile away. Branksome Park provides a lovely walk through the Chine to Branksome Beach and Parkstone Golf Club is less than half a mile walk away. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages.

Maintenance charges: £151 per month

Lease: 999 years from 2001

Council Tax: E EPC: C

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



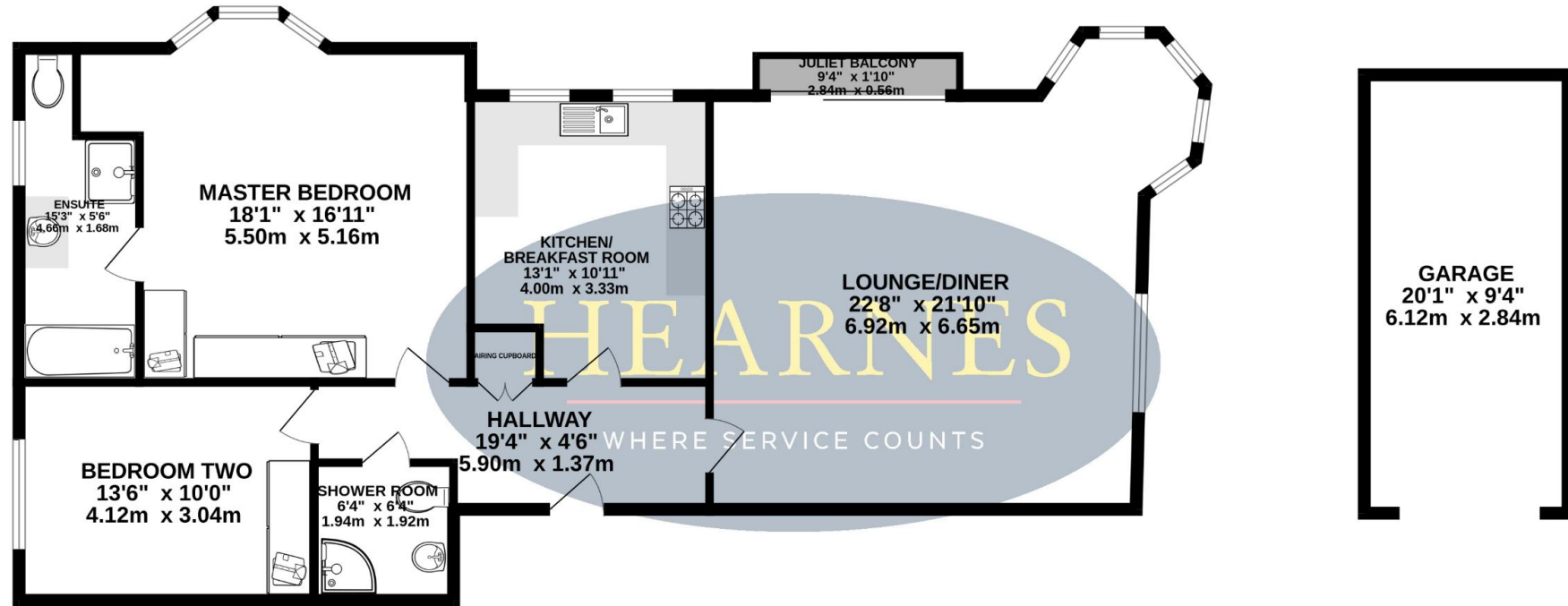






GROUND FLOOR  
1134 sq.ft. (105.4 sq.m.) approx.

187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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, 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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