



HEARNES

WHERE SERVICE COUNTS

**Flat 19, Churchfield Court, 39-41 Parkstone Road
Poole, Dorset, BH15 2NY**

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SHARE OF FREEHOLD PRICE £265,000

Situated within a short stroll of Poole Park and overlooking the beautifully kept and maintained communal gardens, is this third floor, two double bedroom, south facing apartment with balcony and 2 permit parking spaces. The property has been modernised to include, recently fitted kitchen, bathroom, internal doors, heating system, redecoration and flooring and is sold vacant, with no forward chain. Churchfield Court is a classic 1960's build consisting of 48 apartments split over two purpose-built blocks. They offer a secure phone entry system giving access to the tidy and well-kept communal halls leading to stairs and a passenger lift. There are two paths leading from the garages and parking down towards Parkstone Road where Poole Park is opposite and bus stops are available to go towards Bournemouth or Poole.



- Third floor 2 double bedroom, south facing apartment
- Delightful views over Poole Park and distant harbour
- Excellent presentation with the property having recently been modernised
- No forward chain, ready to move into
- Modern fitted kitchen with white units and worktops over and integrated oven, electric hob, extractor and freestanding fridge/freezer and space/plumbing for washing machine
- Bathroom with shower over the bath and wash basin
- Separate w.c
- Electric heating with slim line radiators and a recently fitted pressurised water system
- Double glazing
- Garages available to rent
- Situated opposite Poole Park in a highly desirable location

NB –Vehicle access via Churchfield Road to the rear

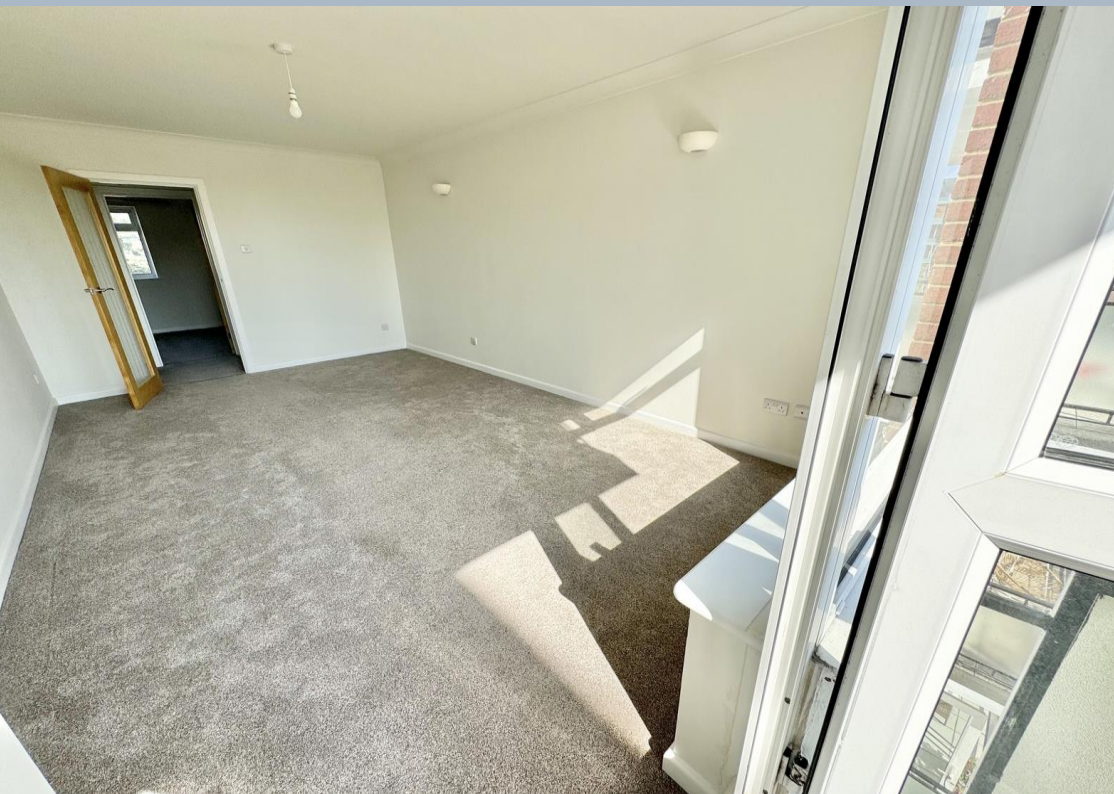
Poole Park has for many years, since it was opened by the Prince of Wales in 1980, been at the heart of the town of Poole. From its earliest days to today, it has been a people's park. It is as popular with families today as it ever has been and there are activities for all ages. The park offers a restaurant, and café and then the town itself, also just a short walk has a variety of shops, through to local restaurants and bars. Poole Hospital is within 500 m and local shops a little further on at the Civic Centre Round about. The property is also on a bus route and is within easy access to doctors, the hospital and Poole Town Centre

MAINTANENCE – Approximately £1384 pa
LEASE – Share of freehold 199 years from May 2004

Council Tax Band - C EPC - D

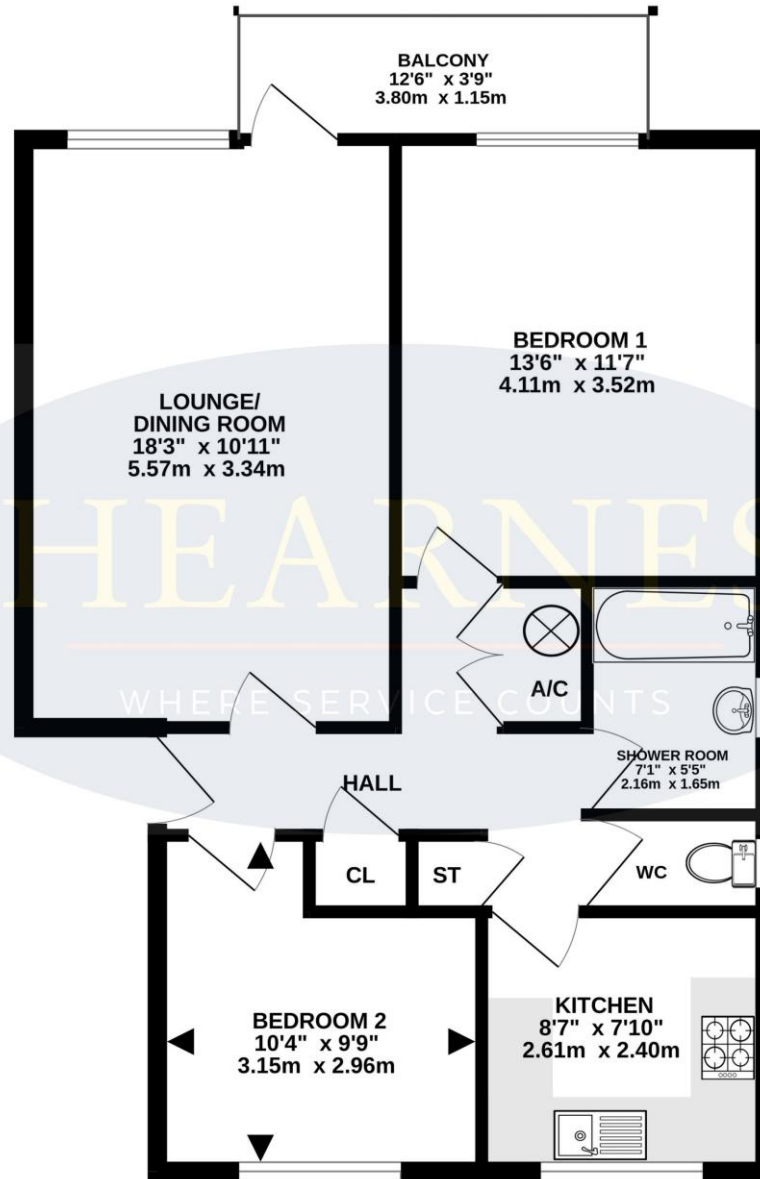


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 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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