



**Flat 4 Purbeck Heights, 9 Mount Road Poole,
Dorset, BH14 0QP**

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SHARE OF FREEHOLD PRICE £220,000

Excellent value for this two double bedroom first floor purpose-built flat, set in this lovely, established residential area close to shops. The property benefits from a south facing balcony lounge/diner and separate kitchen garage and ample communal parking as well as having a share of freehold, electric storage heating and double glazing. Offered with immediate vacant possession.

- Two double bedroom first floor apartment
- Purpose-built block
- South facing balcony
- Good sized lounge/dining room
- Separate modern kitchen to include white gloss units, space for washing machine, fitted electric fan oven with electric hob and extractor fan above.
- Private garage and ample communal parking
- Share of freehold and long lease
- Electric storage heating
- Immediate vacant possession – no forward chain!
- Established residential setting just over half a mile from Ashley Cross
- Excellent local shops in Ashley Road from 250m away

Purbeck Heights is a purpose built development of two blocks with 16 flats in each accessed by 4 separate entrances, each servicing 8 flats with security entryphone systems. The blocks are set on a large plot with generous communal grounds including communal parking, gardens and individual garages for each flat. Set at the end of Mount Rd which is a cul-de-sac, there are shops available in Ashley Road and the popular Ashley Cross is just over half a mile away.

Tenure: Long lease plus share of freehold

Maintenance Charge: £1,980 per annum including building insurance

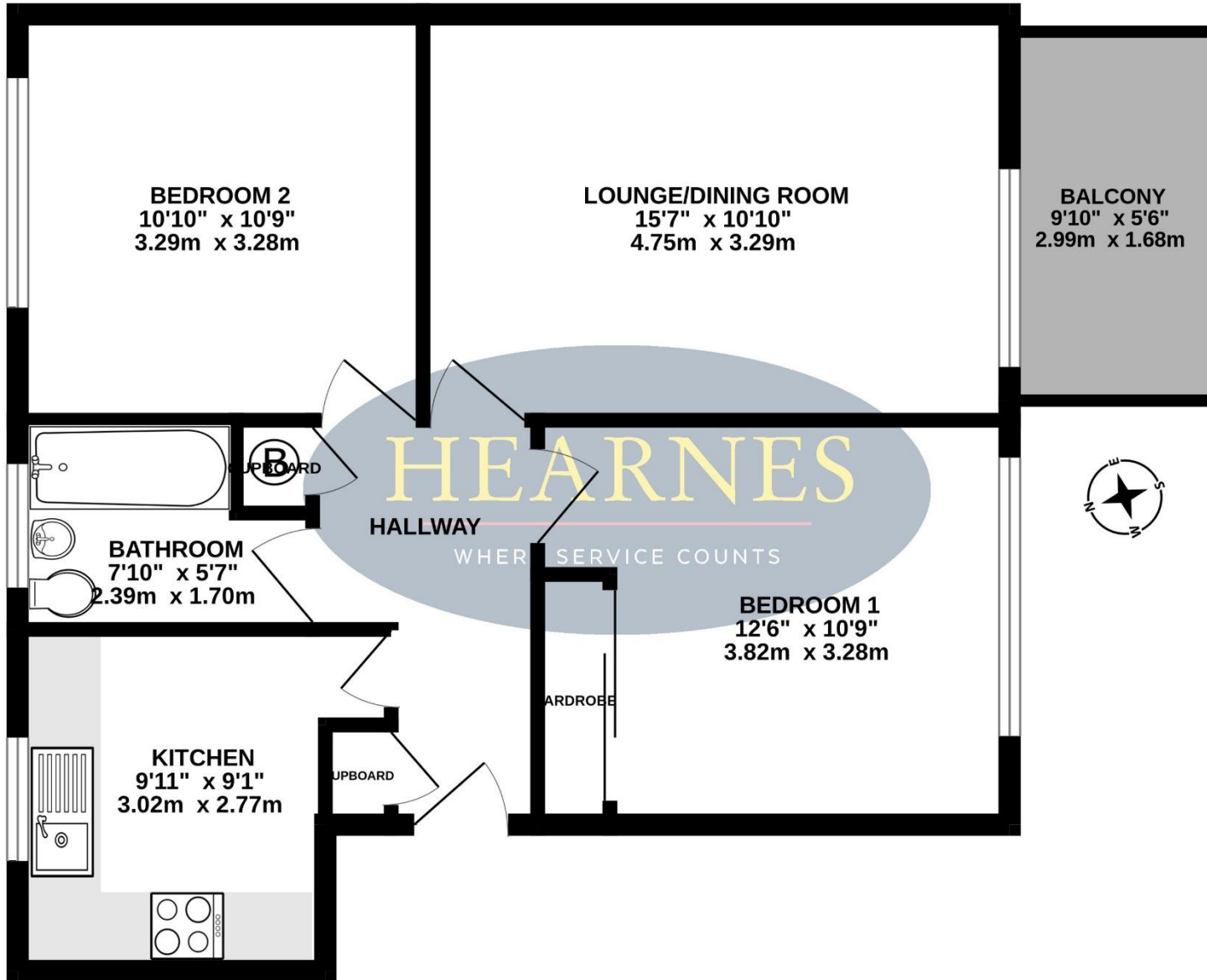
Ground Rent £0

Council Tax: C EPC Rating: D



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

FIRST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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