



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

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

SHARE OF FREEHOLD PRICE £269,500

Situated within a short stroll of Poole Park and overlooking the beautifully kept and maintained communal gardens, is this top, fifth floor, two double bedroom, south facing apartment with its own private balcony, stunning park and harbour views, garage and permit parking space. The property is sold 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.

NB: currently the building has scaffolding over it as it is being painted and some of the balconies updated.

- Fifth floor 2 double bedroom apartment
- Fabulous views from the balcony looking the park and harbour beyond
- No forward chain, ready to move into
- Modern fitted kitchen with white units and work tops over and fitted integrated Creda oven and grill, John Lewis hob, extractor, free standing Beko washing machine and integrated fridge/freezer
- Fully tiled bathroom with corner shower, wash hand basin and storage
- Separate fully tiled wc with wash hand basin
- Bedroom one with extensive fitted wardrobes, shelves, drawers and cupboards
- Bedroom two, currently used as a dining room
- Electric 'economy 7' night storage heaters
- Double glazing
- Garage (number 15)
- Situated opposite Poole Park in a highly desirable location

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.

MAINTENANCE – Approximately £1,500 pa (plus a varying contribution to the reserve fund)

LEASE – Share of freehold 199 years from May 2004

Council Tax Band - D EPC - C

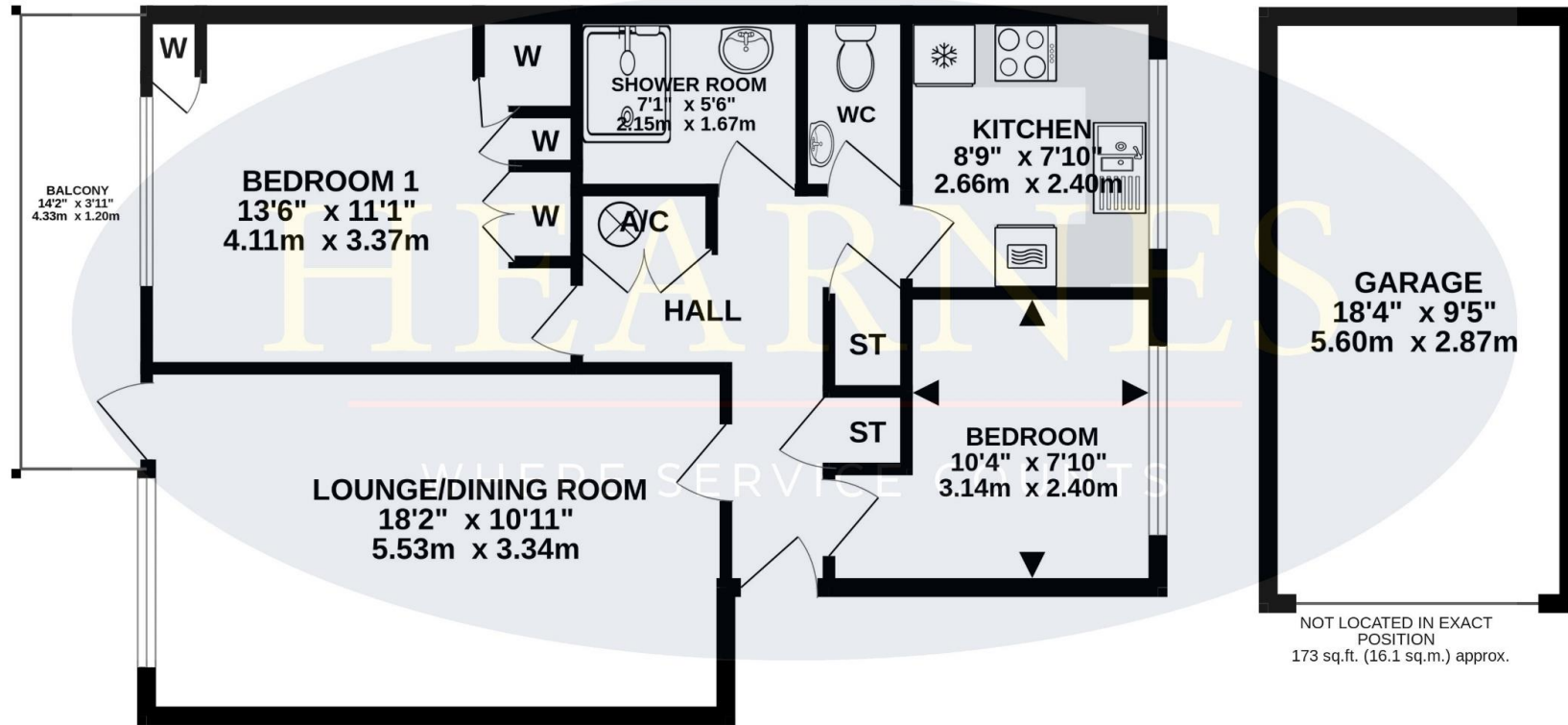
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 869 sq.ft. (80.7 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.
Made with Metropix ©2023



5TH FLOOR
696 sq.ft. (64.7 sq.m.) approx.





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE