



**Flat 4 Wilson Court, 69a Good Road, Parkstone,
Poole, Dorset, BH12 3HP**

Flat 4 Wilson Court, 69a Good Road, Parkstone, Poole, Dorset, BH12 3HP

Share of Freehold Price £240,000

A well presented and modern 2 double bedroom, 2 bathroom first floor apartment constructed in 2021, offering stylish and well-proportioned accommodation in a quiet and convenient location. This home has been thoughtfully designed with the standout feature being the generous open plan kitchen/dining/day room which is flooded with natural light thanks due to its southerly facing aspect and Juliet balcony. In addition, there is a contemporary family bathroom, ensuite shower room in the master bedroom and an allocated parking space with plenty other parking options on road. Having been the first owners since new, the property has been a much-loved home where the current owners have enjoyed an exciting chapter of growing their family, and they now look forward to their next move locally.



- A modern first floor 2 double bedroom purpose-built apartment
- Wonderful open plan reception space with a Juliet balcony and southerly facing aspect, with the kitchen including integral appliances such as electric oven and grill, fridge/freezer, dishwasher and washing machine
- Contemporary family bathroom to include shower over bath, wash hand basin with vanity unit below and wc
- Ensuite shower room in the master bedroom
- Double glazing and electric heating throughout
- Allocated parking space, with ample space on road for additional parking
- Communal bike shed
- Secure video intercom system and stylish internal communal areas
- Remainder of the 10 year NHBC warranty



Conveniently situated, the property is within easy access to local shops, a bus stop, paths leading to parkland and the local Co-op. A little further on are Tesco and Asda Express, Turner's Nursery Park and community garden and access to Bourne Valley Nature Reserve. The shops at Ashley Road are just over half a mile, Bournemouth Town Centre is within 2 miles and Poole Town Centre within 3 miles.

Share of Freehold – Lease 999 years from 1st June 2021
Maintenance: £2122 per annum

COUNCIL TAX BAND: C

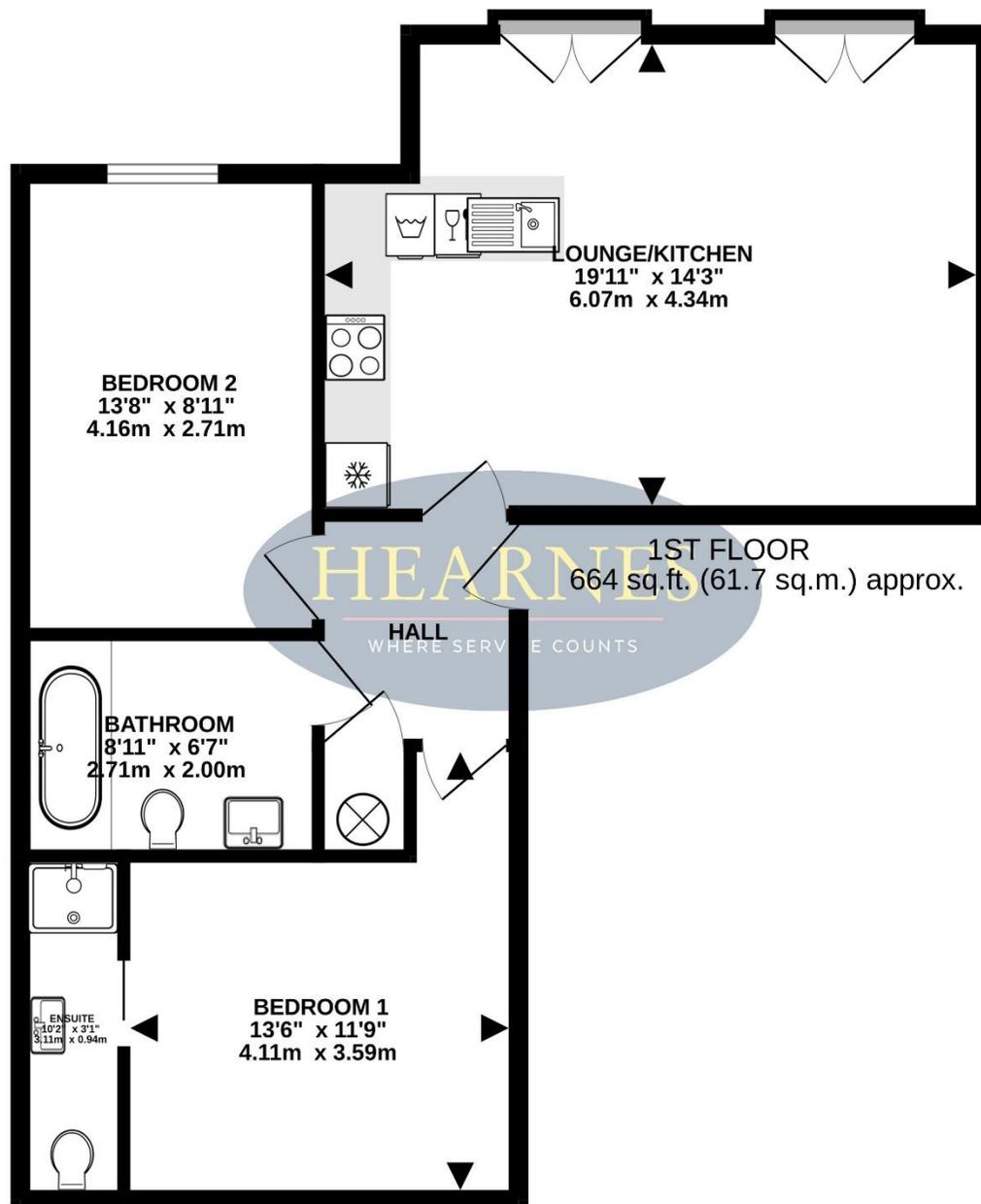
EPC RATING: B



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 : 664 sq.ft. (61.7 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 ©2026



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

