

# Flat 3 Samuel Lodge, 168 Albert Road, Parkstone, Poole, Dorset, BH12 2HA



**HEARNES**

WHERE SERVICE COUNTS

# Flat 3 Samuel Lodge, 168 Albert Road, Parkstone, Poole, Dorset, BH12 2HA

## Leasehold Price £190,000

A modern first floor 2 double bedroom apartment situated in a quiet convenient location. The property comprises of a bright lounge/dining room, separate kitchen, 2 well-proportioned bedrooms and a modern bathroom. Other benefits include large store cupboard, private off road parking bay with additional visitor spaces, gas central heating and double glazing throughout. This apartment has been a cherished growing family home for the past 6 years, with the sellers looking to upsize to a new chapter locally.

- Well presented first floor 2 double bedroom apartment in a modern low-rise block
- Spacious lounge/dining room with elevated views
- Separate kitchen with blue shaker style units with worktops above, electric oven with gas hob and extractor above and space for a washing machine and fridge/freezer
- Stylish bathroom to include shower over bath, wash hand basin with mirrored cabinet and wc
- Store cupboard in hallway
- Gas central heating and double glazing throughout
- Secure Entryphone system
- Off road parking bay and additional visitor spaces
- Communal bike store
- Very quiet position
- Well kept communal gardens

The location is extremely convenient and quietly positioned, being just over ½ a mile from Waitrose and the extensive range of local shops in Ashley Road. Ashley Cross is within 1 ½ miles with its popular cafe's bars and restaurants, Westbourne within two miles, and Poole Park is at a similar distance. Poole town centre is less than 2 ½ a half miles away, and Bournemouth Town Centre is approximately 3 ½ miles away.

Lease length: 78 years remaining (**lease is being extended**)  
Maintenance charges: £2105 per annum  
Ground rent: £400 per annum

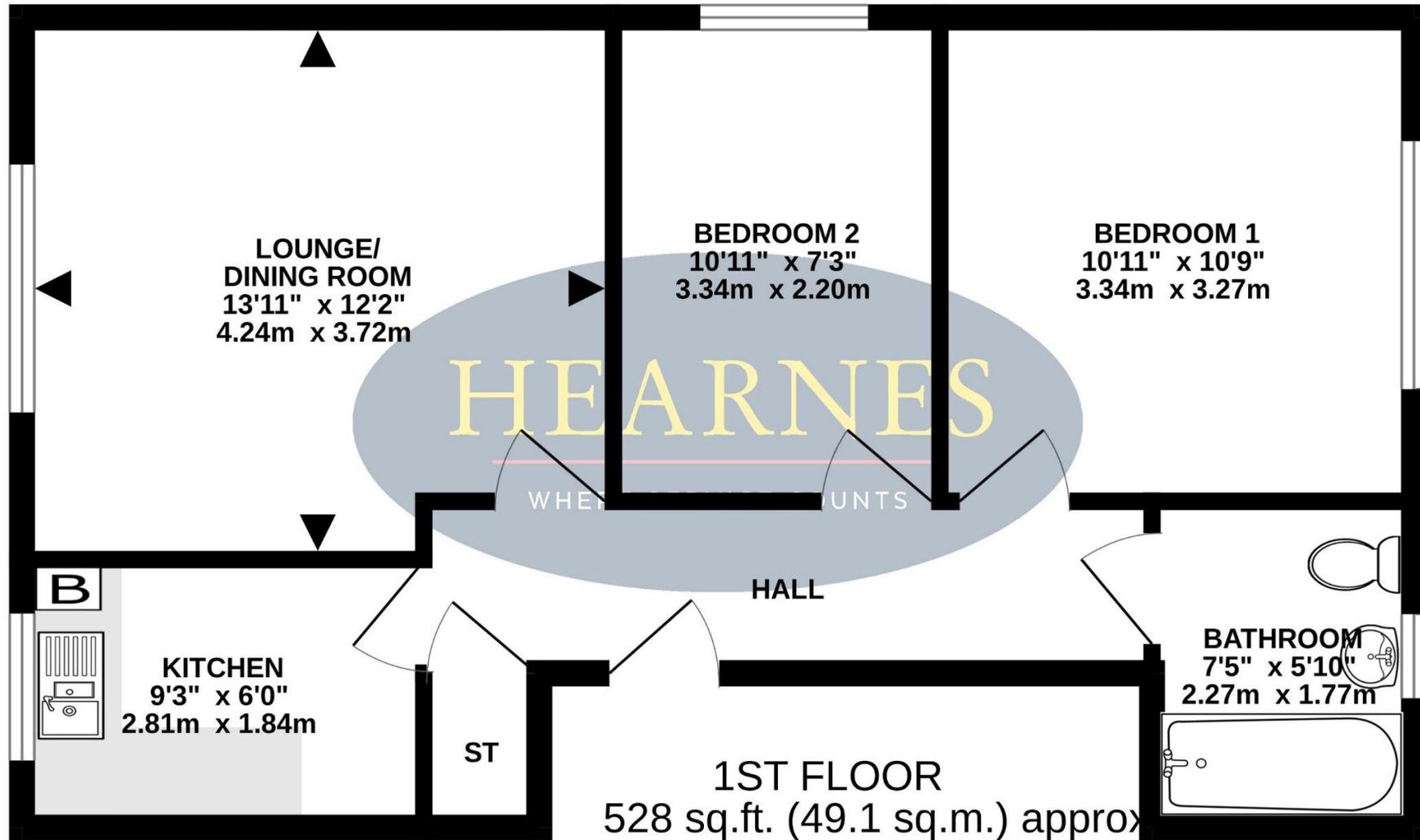
COUNCIL TAX BAND: B      EPC RATING: B

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 : 528 sq.ft. (49.1 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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