



HEARNES

WHERE SERVICE COUNTS

**Flat 32 Purbeck Heights, 9 Mount Road Poole,
Dorset, BH14 0QP**

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SHARE OF FREEHOLD PRICE £210,000

A spacious 2 double bedroom top (third) floor apartment enjoying a southerly facing balcony, garage and marvellous views across Poole Harbour and beyond. The well-proportioned accommodation comprises a generous lounge/dining room opening onto the balcony, separate kitchen, family bathroom and two large double bedrooms, with the master bedroom positioned to take full advantage of the views. Further benefits include two useful hallway storage cupboards, ample communal parking, well-maintained gardens and the property is offered with no forward chain.

- 2 double bedroom top (third) floor apartment with lovely harbour views
- Spacious lounge/dining room with a dual aspect
- Southerly facing balcony
- Separate kitchen to include electric oven and hob with extractor above, and space for a fridge/freezer and washing machine
- Family bathroom to include shower over bath, wash hand basin and wc
- 2 hallway storage cupboards
- Electric heating
- Share of freehold and long lease
- Garage in block – No 32
- No forward chain
- Established residential setting just over half a mile from Ashley Cross

NB There is no lift in this block

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 of approximately 1.31 acres, 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.

Lease length: 999 years from 25 March 1964

Maintenance Charge: Approx £2040 per annum including water rates, building insurance communal gardening and cleaning

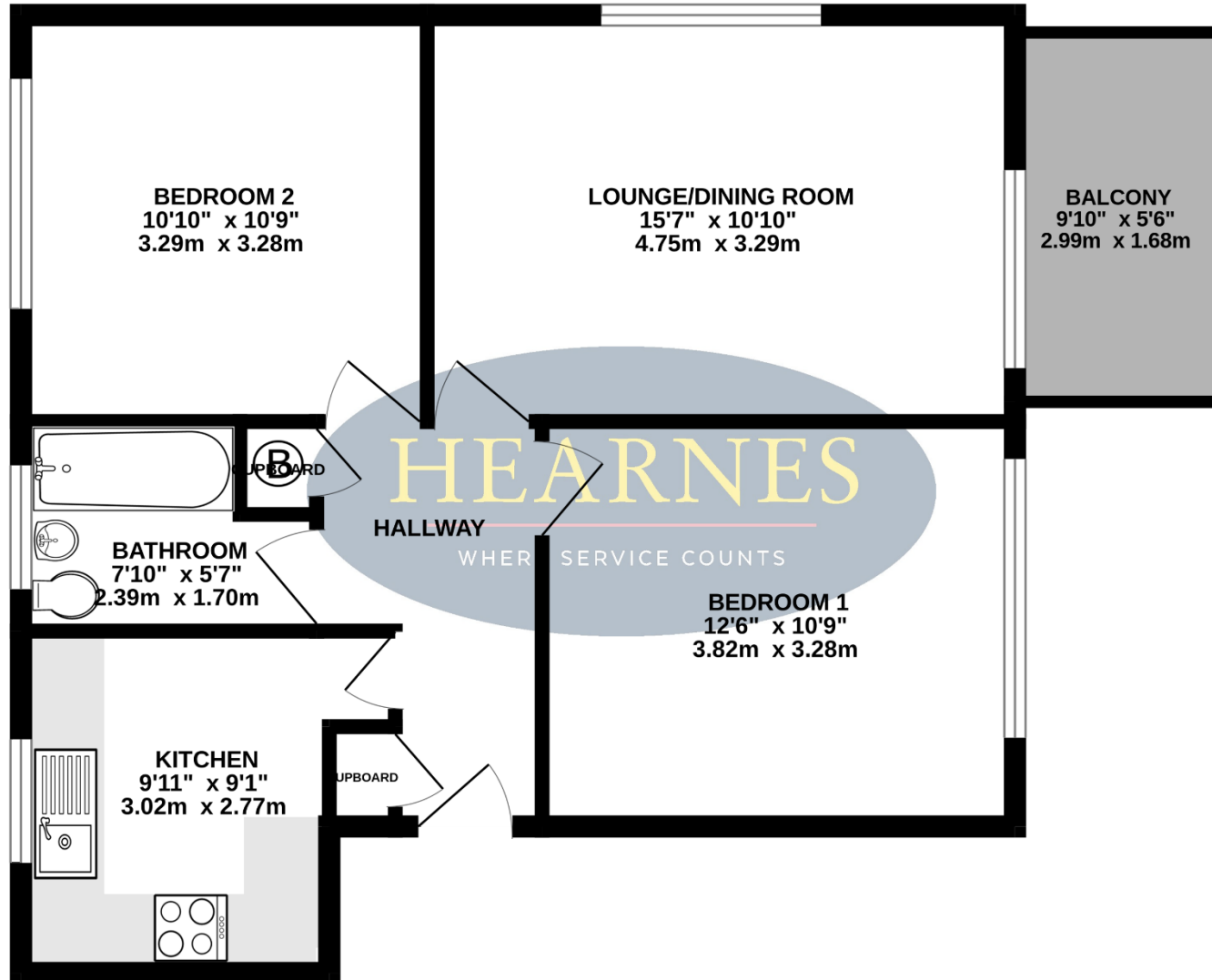
Ground Rent: £0

Council Tax: C EPC Rating: E

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.



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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