



HEARNES

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**Flat 5 Ashley Court, 274 Ashley Road, Parkstone,
Poole, Dorset, BH14 9BZ**

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Leasehold Price £200,000

A ground floor 2 double bedroom flat, set in a low rise purpose built development built in 2004. The flat offers gas central heating, double glazing, laminate flooring and permit parking. Ashley Court is set behind the shops on Ashley Road, making it convenient and private from the road. The development has 2 entrances, with flat 5, approached by the far right hand entrance, via an entryphone system.

- 2 double bedroom ground floor purpose built flat
- Set in a low rise development
- Permit parking for one car
- Convenient location behind the shops on Ashley Road
- Kitchen fitted in a range of wood effect units with work tops over and integrated 4 ring gas hob, oven, extractor, space and plumbing for washing machine and fridge/freezer
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Entryphone system
- Sold vacant with forward chain

NB: Approached via a driveway that runs in between Li's Chinese takeaway and the Kola Construction office.

Ashley Court is conveniently located for local shops on Ashley Road and a wide range of restaurants and various food outlets. Regular bus routes to Poole and Bournemouth are nearby and less than a mile away is Redlands Retail Park with John Lewis, Boots, Pets at Home and a D.W Fitness Centre. Further along is Branksome Rail Station and Branksome Recreation Ground, which is located within a mile offering a substantial open space with various playing fields and play areas.

Lease: 125 years from 2004. 103 years remaining
Maintenance: TBC
Ground Rent: TBC

COUNCIL TAX BAND: A EPC RATING: C

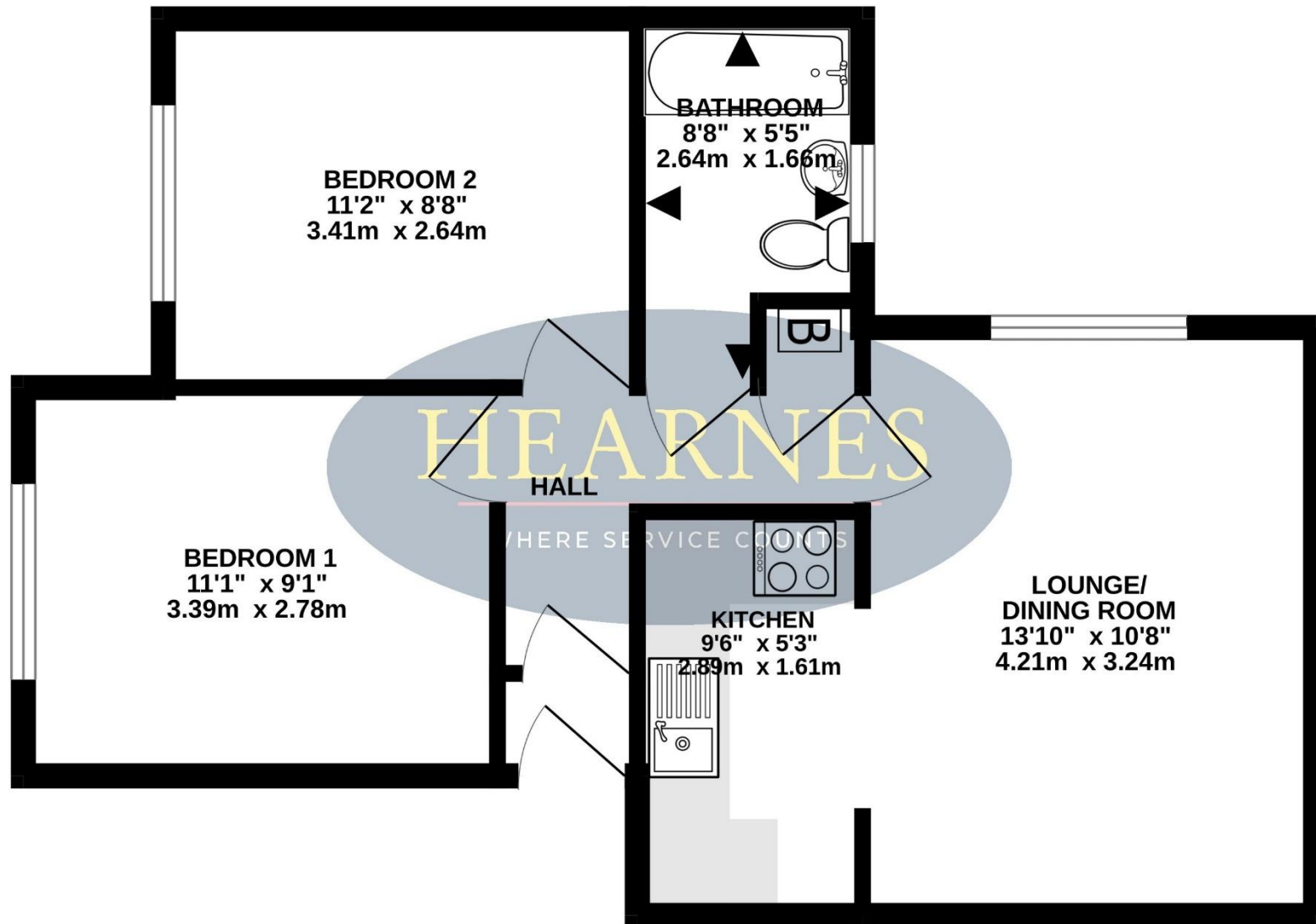
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 486 sq.ft. (45.1 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

