

Flat 3 Foxwood, 74 Penn Hill Avenue, Penn  
Hill, Poole, Dorset, BH14 9NA



**HEARNES**

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# Flat 3 Foxwood, 74 Penn Hill Avenue, Penn Hill, Poole, Dorset, BH14 9NA

## Leasehold Price £170,000

A well presented, one bedroom, ground floor garden apartment set in a purpose built development with undercover parking space and offered vacant with no forward chain. This delightful apartment has a good size double bedroom with fitted wardrobes, lounge with doors to a 24' patio, spacious shower room and fitted kitchen. Offering modern internal décor, gas central heating and double glazing. The flat forms part of a low rise development set over 3 floors, with entry phone system, underground parking and large communal gardens.

- Ground floor one bedroom garden apartment
- Private 24' rear terrace, with a side gate and access to the generous communal gardens
- Well presented with modern décor throughout
- Attractive lounge with access to the terrace
- Undercover parking bay
- Separate kitchen fitted in a range of white units with worktops over and fitted with integrated 4 ring gas hob, oven, extractor and freestanding fridge/freezer and washing machine
- Bedroom with mirror fronted wardrobes on one wall
- Generous shower room with wash basin inset into a vanity unit to one wall and wc
- Gas central heating and double glazing
- Entryphone system

NB – DUE TO THE SHORT LEASE, CASH BUYERS ONLY

The property is just a few hundred yards from Penn Hill Shops with Ashley Cross is just over  $\frac{1}{2}$  a mile away which has a more extensive range of shops, cafes, bars and restaurants as well as a mainline railway station. Branksome Park provides a lovely walk through the Chine to Branksome Beach and along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. The Superb Parkstone Golf Club is around  $\frac{3}{4}$  of a mile away. In terms of schooling, the area is well-served by schools in both the public and private sectors. Westbourne shops are approximately 1.3 miles away with the town centres of Poole and Bournemouth 2.4 and 2.9 miles away respectively.

Lease: 99 years from December 1993 – 67 years remaining

Maintenance: £ 1588 per annum Building Insurance: £91 per annum

Ground Rent: £100 per annum

COUNCIL TAX BAND: B

EPC RATING: C

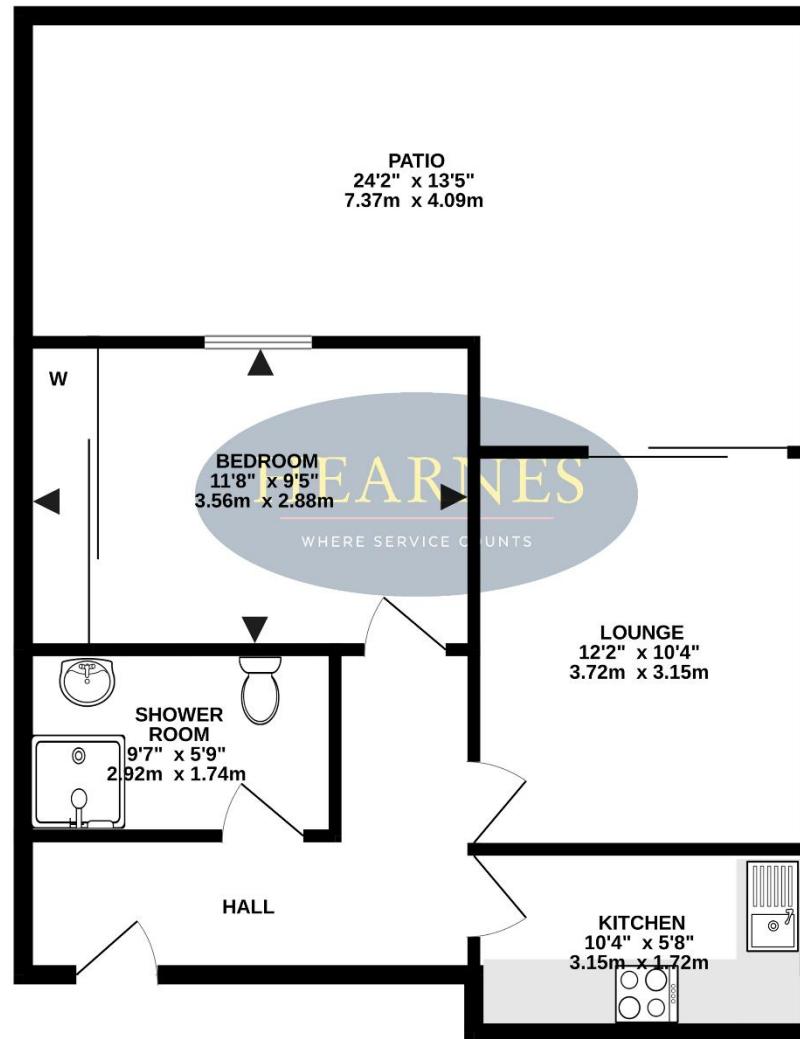
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA: 453 sq.ft. (42.1 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: [poole@hearnes.com](mailto:poole@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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