

**Flat 9 Fairview Park, Overbury Road, Lower
Parkstone, Poole, Dorset, BH14 9JZ**



HEARNES

WHERE SERVICE COUNTS

Flat 9 Fairview Park, Overbury Road, Lower Parkstone, Poole, Dorset, BH14 9JZ

SHARE OF FREEHOLD GUIDE PRICE £350,000 - £365,000

A delightful 2 double bedroom, 2 shower room ground floor apartment with 2 reception areas, south westerly facing conservatory and garage. This lovely property feels like a bungalow and enjoys dual aspect views of the gardens from the living areas, and a wooded outlook from the bedrooms. The owners have enjoyed living here and updated it adding excellent storage and display cupboards, and further offers wood effect flooring, gas central heating and double glazing. The development is nestled away in a quiet, private development and approximately ½ a mile walk to Parkstone Train Station and Ashley Cross which offers a superb range of independent shops, cafes, restaurants, bars and other amenities. Fairview Park is a purpose built development constructed in 1984, consisting of 5 apartment buildings all constructed under a pitched roof. This apartment is positioned at the bottom end of the development in B block which has recently had new balustrades, making it look more modern.

- Well presented and spacious 2 double bedroom purpose built ground floor apartment
- A spacious lounge/dining room benefits from a dual aspect with views over the gardens
- Delightful conservatory with underfloor heating and a place to enjoy the sunshine
- Modern kitchen fitted in a range of white high gloss units with work tops over and integrated appliances to include oven, fridge/freezer and space for dishwasher, washing machine and tumble dryer
- Modern fully tiled shower room with double shower, wc and wash hand basin
- Master bedroom with sliding mirror front wardrobes and ensuite shower room
- Single garage, with electric door, light, power and a water tap with hose nearby. The water and power from the garage are included in the maintenance fee
- There are several parking bays throughout the development which can be used by visitors and residents
- Security phone entry system
- Pets permitted with permission (but No Dogs)

Fairview Park is conveniently located with Ashley Cross being approximately half a mile away and Penn Hill a mile away. Both offering a range of independent shops, bars and brasseries. Poole Town Centre is located approximately 2 miles away and offers a wide range of high street shops and excellent facilities and amenities for families. Parkstone. Golf Club is half a mile away, Lilliput is approximately one mile away with Salterns Marina just beyond and Whitecliff Harbourside Park is just over three quarters of a mile away.

Lease: 999 years from 1996

Maintenance: £2200 per annum

COUNCIL TAX BAND: D

EPC RATE: 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.

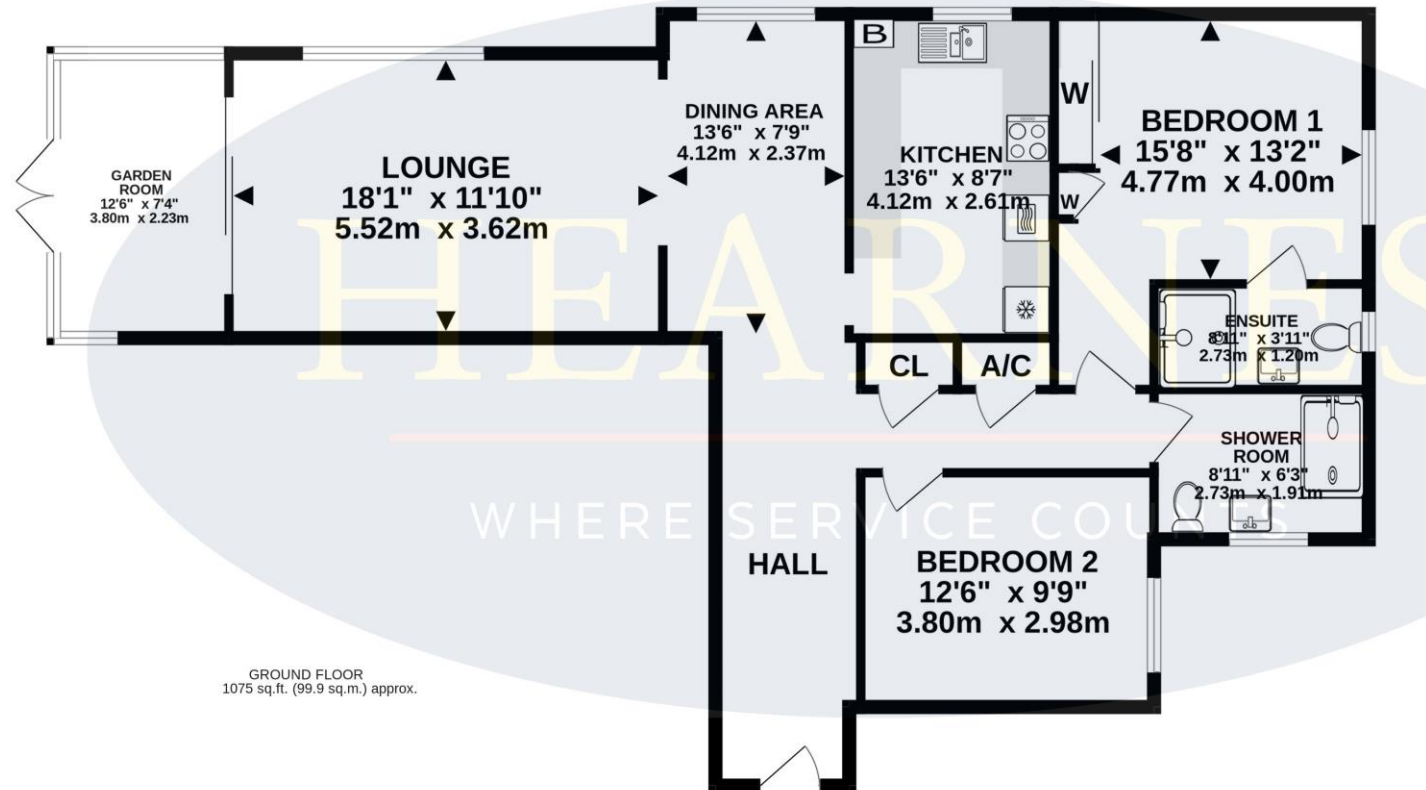




TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

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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