

**Flat 6 Falcon Heights, 6a Birds Hill,
Poole, Dorset, BH15 2FG**



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SHARE OF FREEHOLD PRICE £250,000

Set moments from Poole Park, is this immaculately presented, ground floor 2 double bedroom, 2 bathroom apartment, in an attractive purpose built development built in 2007 with secure underground parking, lift and communal courtyard garden. The property offers an attractive open plan lounge/diner/kitchen, with feature bay window, master bedroom with doors out to a communal patio, stylish ensuite shower room and fitted wardrobes, further double bedroom with fitted wardrobes, contemporary main bathroom and communal courtyard garden. There is a passenger lift serving all floors including the underground garage, bike storage, security entryphone system, underfloor heating, double glazing and the property is sold with no forward chain. Falcon Heights is a development of 14 flats, set in 3 blocks and built in a 1930's style to look like detached houses in keeping with the area. There are 2 disabled parking spaces to the front and further visitor parking spaces in the underground car park.

- Attractive 2 double bedroom, 2 bathroom, purpose built apartment built in 2007
- Set on the ground floor with a very sunny aspect and completely screened from the road by a high hedge, making it very private
- Immaculately presented throughout and sold with no forward chain
- Lounge/dining/kitchen with feature bay window and kitchen with integrated appliances to include gas hob, extractor, oven, dishwasher, washing/dryer and fridge/freezer
- Master bedroom with fitted wardrobes, ensuite shower room and double doors out to a communal patio
- Contemporary, fully tiled main bathroom with shower over the bath
- Underfloor heating throughout via a gas boiler
- Georgian style double glazed windows
- Secure underground parking (bay 6) with lift access, remote control electric roller door, lockable communal cycle store and lockable store
- 2 communal disabled parking spaces to the front and further visitor parking
- Central communal courtyard garden with chiminea style BBQ, all enclosed by high wall and evergreen hedge.

Falcon Heights sits in a private location, secluded from the road on the corner of Birds Hill Road and Churchfield Road, being a few hundred yards to Poole Park and half a mile to the Town Centre and Quay beyond. This convenient location has access to local buses, the rail and bus station along with Poole Hospital and local shops and close by the entrance to the park.

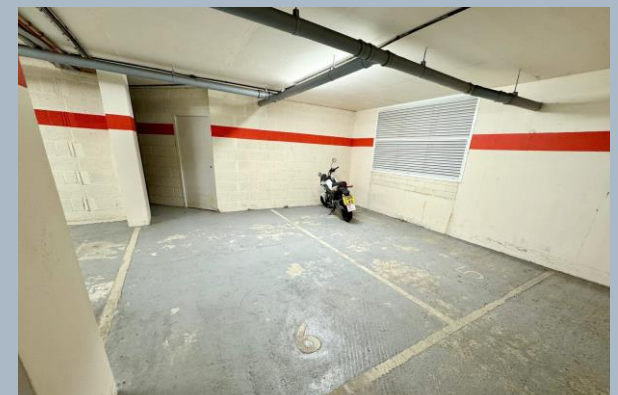
Tenure: Share of Freehold - 999 years from 2008

Maintenance: Approximately £2000 per annum

COUNCIL TAX BAND: D

EPC RATE: C

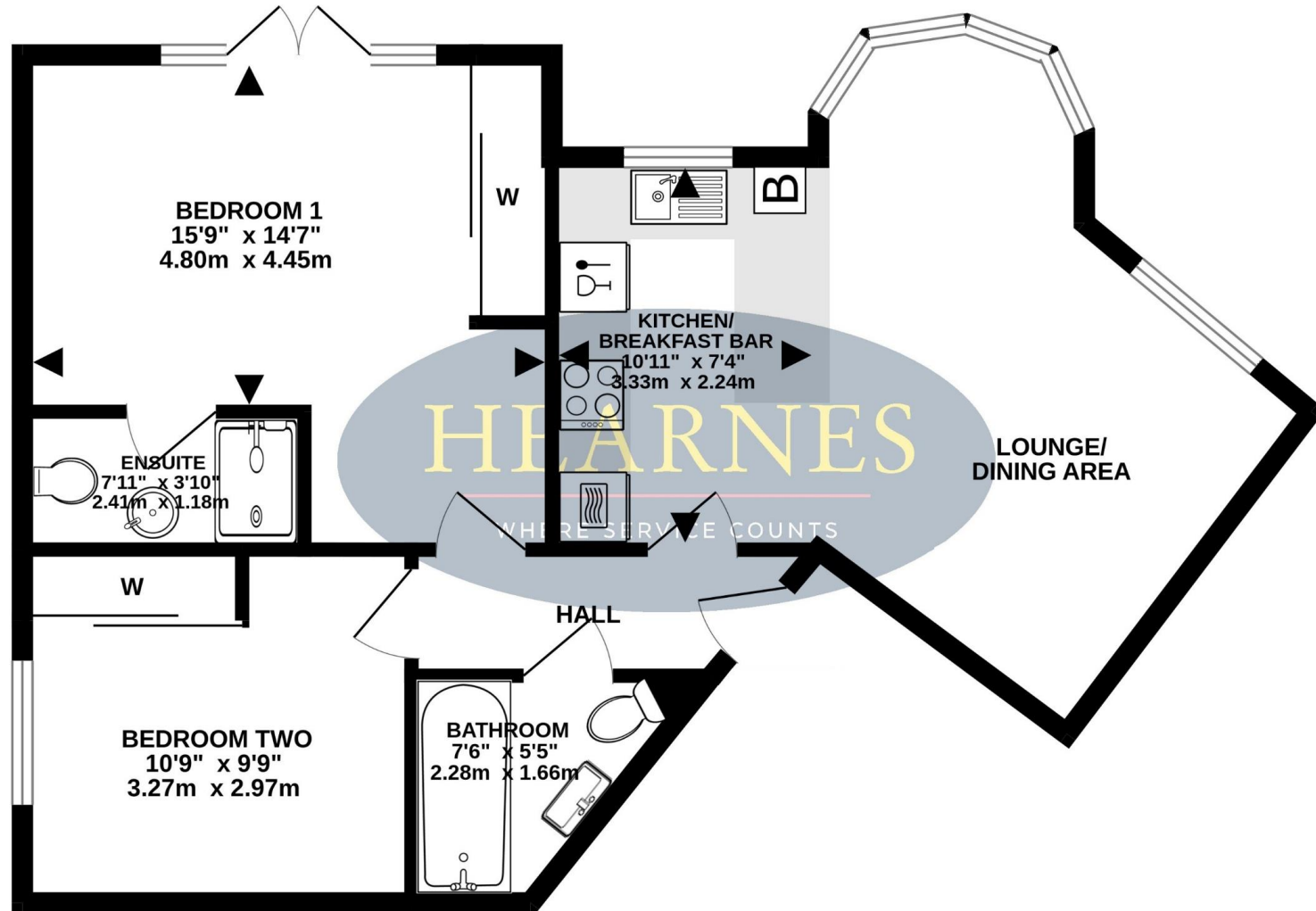
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 615 sq.ft. (57.2 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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GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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