



HEARNES

WHERE SERVICE COUNTS

**Flat 7 Inglewood, 54 Bournemouth Road,
Poole, Dorset BH14 0EY**

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Share of Freehold Price £230,000

Perfectly positioned with everything on your doorstep, literally a stone's throw from the thriving village of Ashley Cross, is this 2 double bedroom first floor purpose built apartment with ensuite shower room, balcony and parking. Built in 1995, this low rise modern development consists of 10 flats, over 3 floors with gardens, parking and secure entryphone system. The flat is spacious with an 18' lounge/dining room, separate kitchen and south facing balcony. Also offering gas central heating and double glazing and will be sold vacant with no forward chain.

- 2 double bedroom first floor apartment situated a few hundred yards from Ashley Cross
- South facing balcony with views over the gardens
- En suite shower room to the master bedroom
- Separate kitchen, fitted in a range of white units with work tops over and side breakfast bar. Integrated 4 ring gas hob, oven and extractor and space for washing machine and fridge/freezer
- 18' lounge/dining room
- Gas central heating and double glazing
- Sold vacant with no onward chain
- Private parking bay and additional visitor parking
- Secure Entryphone system
- Attractive low rise development built in 1995 with lovely communal gardens and offering a share of the freehold

Ashley Cross is a vibrant 'village' providing many independent shops and services and an array of restaurants, bars and pubs on the doorstep Poole Town Centre is within 2 miles and Poole Park a mile away. Parkstone railway station is half a mile away just over Ashley Cross Green with direct routes to Waterloo, London. Both Poole and Bournemouth town centres are in reach and the award winning beaches of Sandbanks are a short drive away.

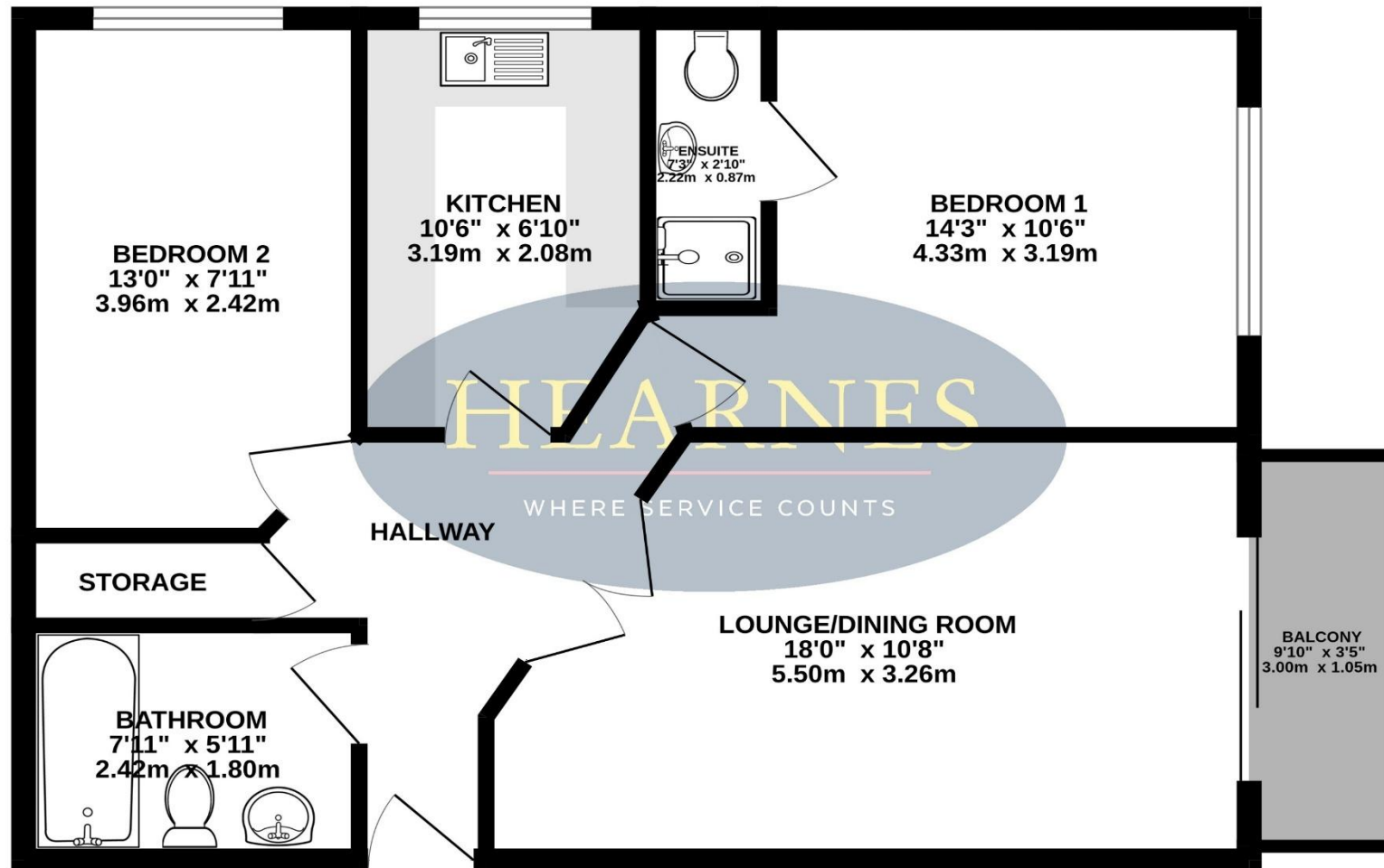
Lease details: 999 years from 29 September 1995
Maintenance Charges: £100 per month

COUNCIL TAX BAND: C 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.



FIRST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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

