

Penn Hill Avenue, Penn Hill,
Poole, Dorset, BH14 9LY



HEARNES
WHERE SERVICE COUNTS

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Leasehold Price £210,000

Location, location location! Set in the heart of Penn Hill, is this first floor 2 bedroom converted flat set over Josephine Wall Gallery and approached via the rear of this attractive Georgian style building. The flat is offered with no forward chain and has a spacious lounge, separate modern kitchen and bathroom, Georgian style double glazed windows and gas central heating. How wonderful to just have all the eateries, convenience shops and access to the chine on your doorstep!

- First floor 2 bedroom flat set in a character conversion
- No forward chain
- Set in the heart of Penn Hill
- Entry phone system
- Modern kitchen fitted with a range of white units with work tops over and fitted gas hob, oven and extractor and space and plumbing for washing machine and fridge/freezer
- Modern bathroom with shower over the bath
- Gas central heating and Georgian style double glazing
- Great as a renter or for a first time buyer
- PETS PERMITTED with consent

Positioned above the Art Gallery, the flat has everything on your doorstep. Whether it is Patisserie Mark Bennett's baked goods, Four Cheese and Wine, Jenkins & Son's, or florist, it's all on hand! The access to Branksome Chine is close by, giving a wonderful, wooded walk down to Branksome Chine Gardens and Beach. Branksome Retail Park, rail station, Tesco and Parkstone shops are all within easy reach.

Service Charge: £700.00 per annum which goes to a sinking fund
Ground Rent: £250.00 per annum
Buildings Insurance: £111.87 for Jan 2023 – Jan 2024
Lease – approx 185 years remaining from 1985

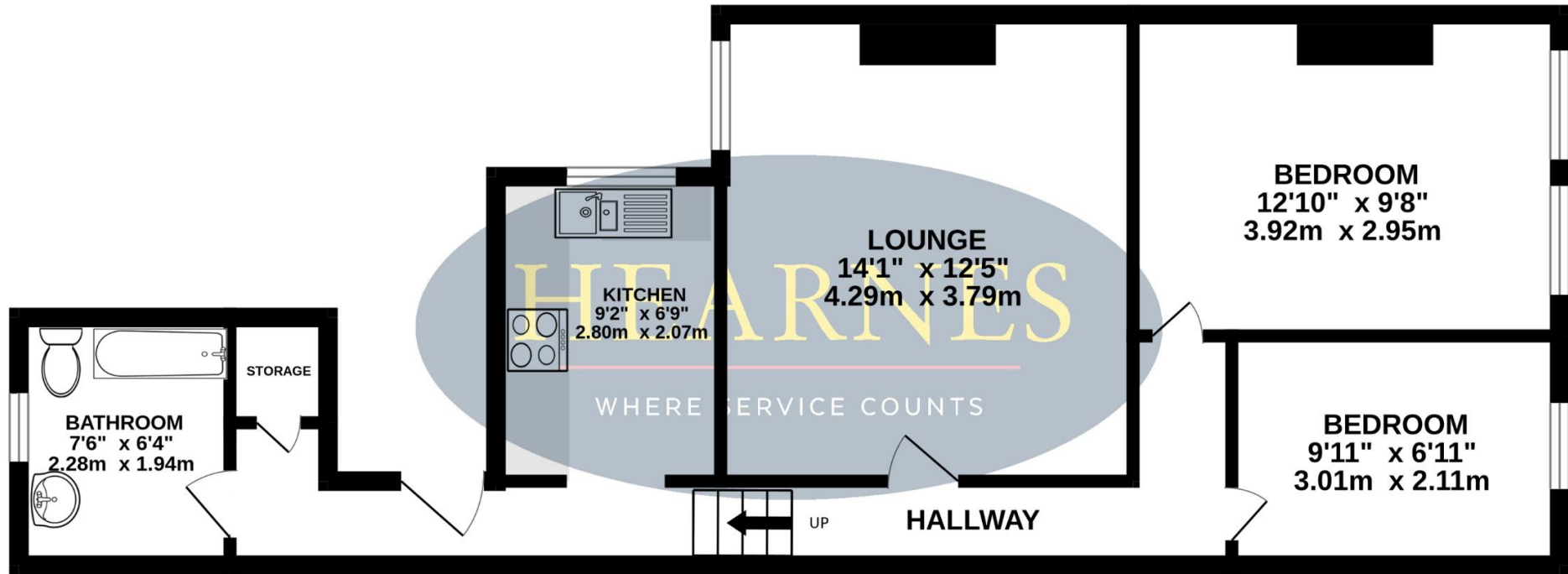
COUNCIL TAX: A

EPC: 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.



572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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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