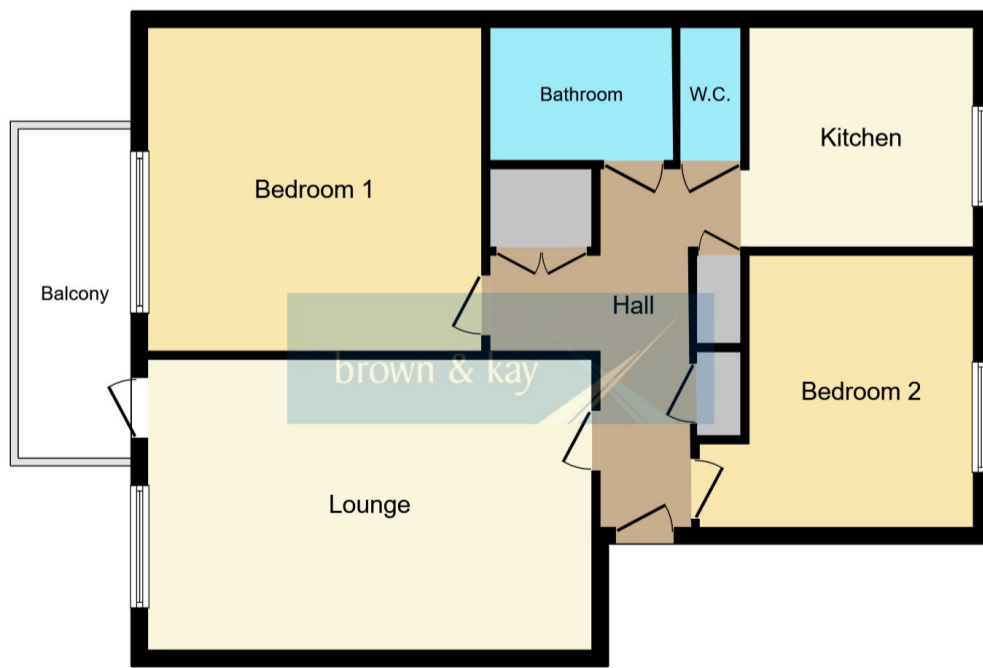




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor Plan**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Email:** sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995



**Flat 29 Churchfield Court 39-41 Parkstone Road, POOLE, Dorset BH15 2NY**

**£240,000**

**The Property**

Brown and Kay are pleased to offer this delightful two bedroom apartment which occupies a fantastic location opposite Poole Park with views towards The Purbecks and beyond. The home is situated on the second floor and offers bright and airy accommodation with benefits to include a generous 18' lounge with access to the balcony, fitted kitchen, two bedrooms, bathroom and separate w.c. The development sits in well maintained communal grounds with residents/visitors parking available (permits apply). Offered with no forward chain, this is a must see home.

Super location opposite Poole Park with its pretty gardens to enjoy leisurely walks, boating lake and childrens play park. Poole Quay with its impressive views towards Brownsea Island and many eateries is within walking distance as is the town centre where you will find a varied range of shopping facilities together with the rail and bus depot.

**COMMUNAL ENTRANCE HALL**

Stairs and lift to the second floor apartment.

**ENTRANCE HALL**

Storage cupboards, storage heater.

**LOUNGE**

18' 0" x 11' 0" (5.49m x 3.35m) UPVC double glazed window overlooking communal gardens and on towards Poole Park and lake, door to balcony, storage heater.

**BALCONY**

With views over the grounds and on towards Poole Park with distant views towards The Purbecks and beyond.

**KITCHEN**

8' 7" x 7' 10" (2.62m x 2.39m) UPVC double glazed window, fitted with a range of units with roll edge work surfaces over, inset four point electric hob and electric oven, space and plumbing for washing machine, space for fridge and freezer.

**BEDROOM ONE**

13' 5" x 11' 1" (4.09m x 3.38m) UPVC double glazed window with views towards Poole Park, lake and the Purbecks, range of fitted wardrobes with overhead storage, storage heater.

**BEDROOM TWO**

9' 2" x 8' 7" (2.79m x 2.62m) UPVC double glazed window, storage heater.

**BATHROOM**

Suite comprising panelled bath with power shower and wash hand basin. Heated towel rail.

**SEPARATE W.C.**

Low level w.c.

**COMMUNAL GROUNDS**

Churchfield Court occupies well maintained communal grounds.

**RESIDENTS/VISITORS PARKING**

Space subject to availability - permits apply.

**TENURE - SHARE OF FREEHOLD**

Length of Lease - 199 years from 25th March 2004 - 181 years remaining

Maintenance - The fees are £692 every six months payable on January 1st and June 1st which averages at £115 per month - this includes the water charge.

**COUNCIL TAX - BAND C**