

Flat 3, Breakaway, 33 Fernside Road, Poole, Dorset, BH15 2QU



HEARNES

WHERE SERVICE COUNTS

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SHARE OF FREEHOLD PRICE £250,000

A spacious 2 double bedroom, 2 bathroom, first floor flat with balcony, kitchen/dining room, generous lounge, allocated parking and garage. The flat offers double glazing, gas central heating and will be sold with no onward chain. Conveniently located on Fernside Road, on a bus route with excellent facilities right on your doorstep. Set in a well-managed low rise development of just 5 apartments, over 3 floors and with an entryphone system and neat and clean entrance and stairs, to all floors. The flat offers double glazing, gas central heating and will be sold with no onward chain.

- Generous size 2 double bedroom flat, set in a low rise development of just 5 flats
- Ensuite shower room to master bedroom and further bathroom
- Good size sitting room with south westerly facing balcony
- Town and distant harbour views
- 19'11 x 10'5 kitchen/dining room fitted in a range of white units with white worktops over. Integrated oven, hob, extractor, freestanding dishwasher, washing machine and space for under counter fridge and freezer
- Gas central heating and double glazing
- Set on the first floor with entryphone system and well kept entrance and stairway serving all floors
- Single garage and allocated parking bay
- Well run development with low charges and share of freehold
- Sold vacant with no forward chain

Set in Fernside Road, the flat is conveniently located close to amenities and 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.

Maintenance Charges £900.00 per annum to include buildings insurance

Lease: Share of freehold and the remainder of a 999 year lease

COUNCIL TAX BAND: D

EPC RATE: C



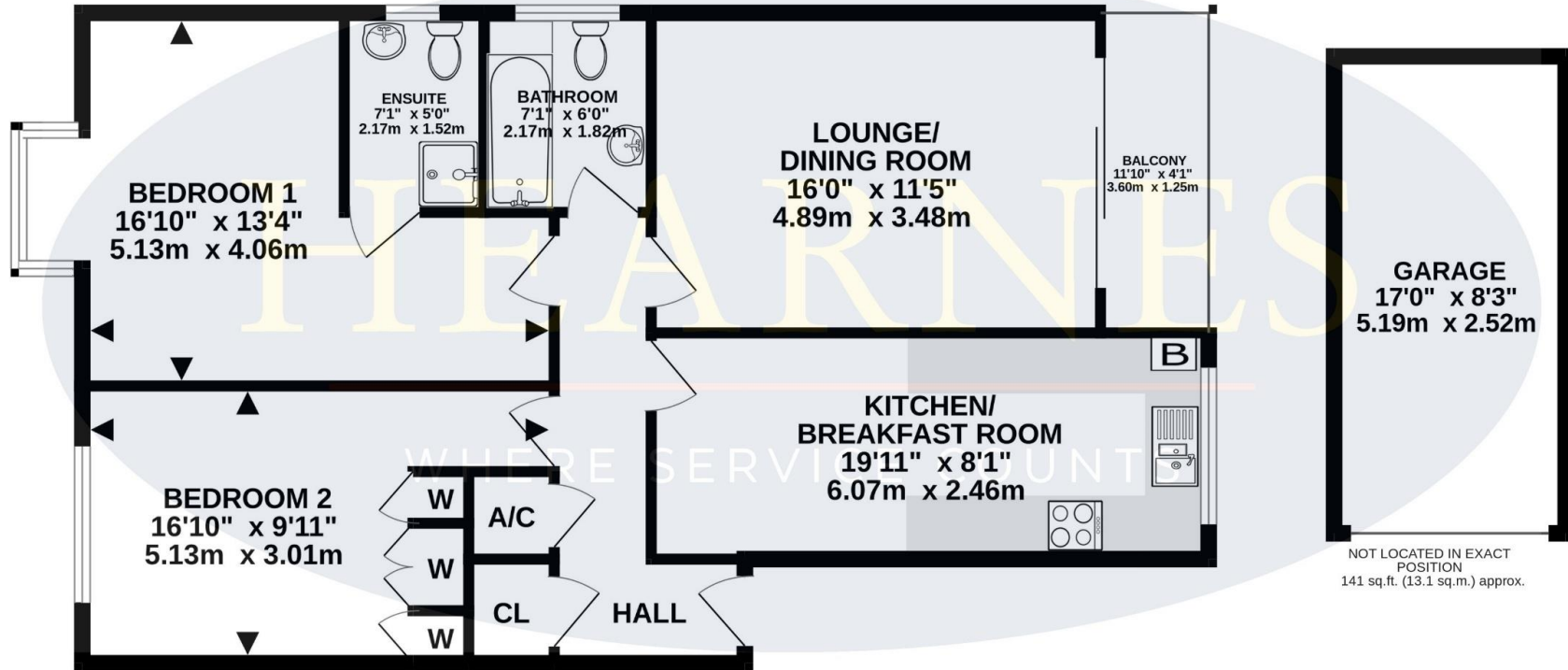
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING BALCONY AND GARAGE

TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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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NOT LOCATED IN EXACT
POSITION
141 sq.ft. (13.1 sq.m.) approx.

1ST FLOOR
883 sq.ft. (82.0 sq.m.) approx.





www.hearnes.com

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Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE