

**Parkstone Avenue, Penn Hill,
Poole, Dorset, BH14 9LR**



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SHARE OF FREEHOLD PRICE £375,000

This well presented and uplifting ground floor flat is a real gem! Offering spacious accommodation to include its own private entrance, 2 double bedrooms a generous reception room, conservatory and being one of only 2 in this detached house. It boasts its own private entrance, south facing patio, single garage, off road parking for 4 cars and all set in a highly sought after area between Penn Hill and Ashley Cross. This property has been a lovely home and the owners have thoroughly enjoyed its location along with the sunny garden and internal space. They have made many improvements to include updating the bathroom and redecorated, new flooring, plantation shutters, transformed the garden and added a warm and positive energy throughout. The kitchen further offers potential for updating or perhaps opening into the reception areas.

- Delightful ground floor 2 double bedroom flat, being one of only 2 in this detached house
- Private entrance with driveway and parking for 4 cars
- Southerly facing garden with a recently laid patio that is fully enclosed and extremely private. Enclosed by a timber fence and wooden gate to the side giving access to the driveway
- Detached garage (for storage) with electric roller door
- Bright and colourful internally with good size lounge/dining room
- Conservatory that is used as a home office/garden room
- Compact kitchen with door out to the garden. Very functional, however offering potential for updating
- Both bedrooms with bay windows and plantation shutters. Bedroom 2 with ensuite cloakroom and bedroom 1 having fitted wardrobes
- Modern bathroom with white suite and shower over the bath
- Laminate flooring in entrance hall and both bedrooms
- Good size storage cupboard along with a further cupboard with space and plumbing for a washing machine
- Share of freehold
- Pet friendly

Parkstone Avenue is located less than half a mile from Penn Hill shops, which offer a vibrant café culture with its range of bars, restaurants and patisserie. There is a recently opened convenience store along with florist and art gallery. Ashley Cross is a mile in the other direction. Branksome Park is located over a mile away and provides a delightful walk through the chine to Branksome Beach. Along the way, you will find Branksome Tennis Club and at the end of the Chine, the recently opened Rockwater with its restaurant, bar and members areas. The home falls in excellent school catchment areas and within a mile to both Parkstone and Branksome

Lease: Share of freehold 999 years from 2000

Maintenance: As and when (approximately £225.00 pa building insurance)

COUNCIL TAX BAND: B

EPC RATE: D

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.

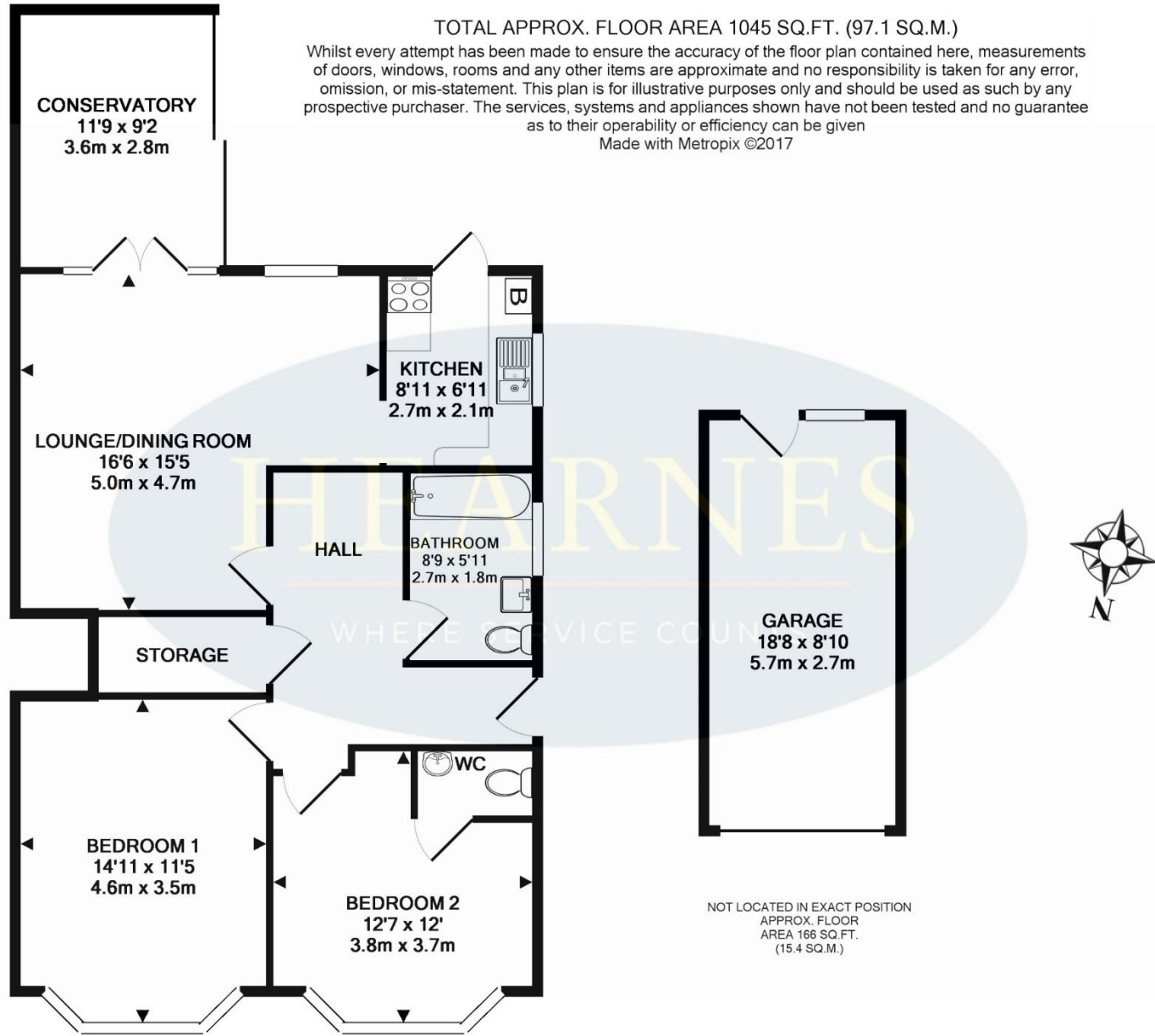




TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
APPROX. FLOOR
AREA 166 SQ.FT.
(15.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)





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