



HEARNES

WHERE SERVICE COUNTS

**Viewpoint Court, Sea View Road, Parkstone,
Poole, BH12 3LP**

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Leasehold Guide Price £170,000 - £175,000

An immaculate first floor one bedroom purpose built apartment in this low rise development of just 8 flats with garage, modern kitchen and bathroom and beautifully presented throughout. This bright apartment has double glazing with fitted blinds, gas central heating and a pull down ladder to a large loft space. The development is set off the road, down a driveway with 4 visitor parking spaces, communal gardens and the residents own a share of the freehold.

- First floor one bedroom apartment in a low purpose built development of just 8 flats
- Set off the road down a driveway (approached between numbers 17 and 19)
- Garage
- Immaculate throughout with modern internal decor
- Large loft space with pull down ladder
- Communal gardens
- Pets permitted on request
- Double glazed windows with fitted blinds
- Gas central heating
- Modern kitchen with fitted oven, hob extractor and space for fridge/freezer and washing machine
- Modern bathroom with shower over the bath, fully tiled walls
- Share of freehold

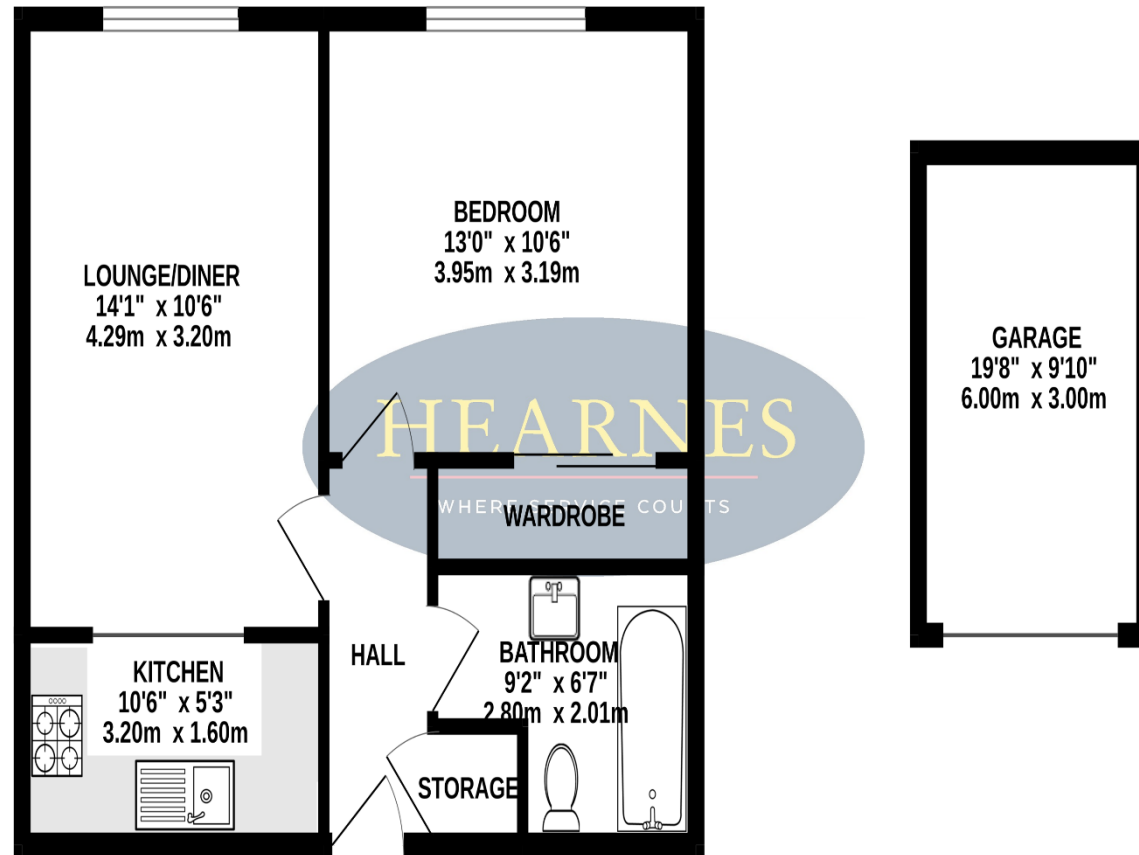
Set on Sea View Road, Viewpoint Court is conveniently located within a few hundred metres of the shops on Ashley Road Parkstone. Poole Town Centre is approximately 2.5 miles away. This location is ideal with excellent road links leading out to Bournemouth and Ringwood in one direction and Poole to Dorchester in the other. The Viewpoint at the top of Constitution Hill Road is within a few hundred metres away with its fabulous far reaching views.

Share of Freehold 999 years from 1984
Maintenance Charges: £306.91 per quarter
Council Tax B EPC 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.



FIRST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 406sq.ft. (37.7 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

