



**Mayford Road, Poole,  
Dorset, BH15 1PU**

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## Leasehold Price £235,000

Presented in 'show home' condition is this immaculate ground floor 2 double bedroom flat with a private garden and own entrance, situated in a quiet cul de sac, within a few hundred yards to the heathland. The property has been beautifully renovated inside to include a luxury bathroom, modern kitchen with appliances, newly decorated and could be sold fully furnished. Further offering a private garden with side access, having a level path to on street parking, double glazing, gas central heating and low maintenance charges.

- Beautifully presented 2 double bedroom ground floor flat
- Private, fully enclosed garden with large deck, storage shed, area of lawn and a side gate leading onto the road
- Private entrance
- Recently redecorated throughout with soft neutral tones
- Modern kitchen fitted with a range of contrasting high gloss black and white units and having an integrated hob and oven, and space for all the other appliances that can be bought on request. These include dishwasher, fridge/freezer and washing machine
- Modern bathroom with white suite, shower over the bath and attractive floor and wall tiling
- On street parking
- Gas central heating and double glazed windows with fitted blinds
- All the furnishings available to purchase
- No forward chain
- Within a few hundred yards of Talbot Heath Nature Reserve

Mayford Road is a cul-de-sac, tucked away off Winston Avenue and close by many areas of nature to include Bourne Valley, Talbot Heath, Coy Pond and the Bournemouth Gardens. Conveniently located within a few hundred yards to Bishop Aldhelm's CE Primary School and a local convenience store on Guest Avenue. With quick access to Alder Road, the property is under a mile to the Sainsburys Super Store and Branksome Retail Park, in the other direction. Bournemouth Town Centre is within 2 miles and Poole Town Centre, 3.5 miles away.

Maintenance – as and when  
Ground Rent - £150.00 per annum  
Leasehold - 99 Years from 2010

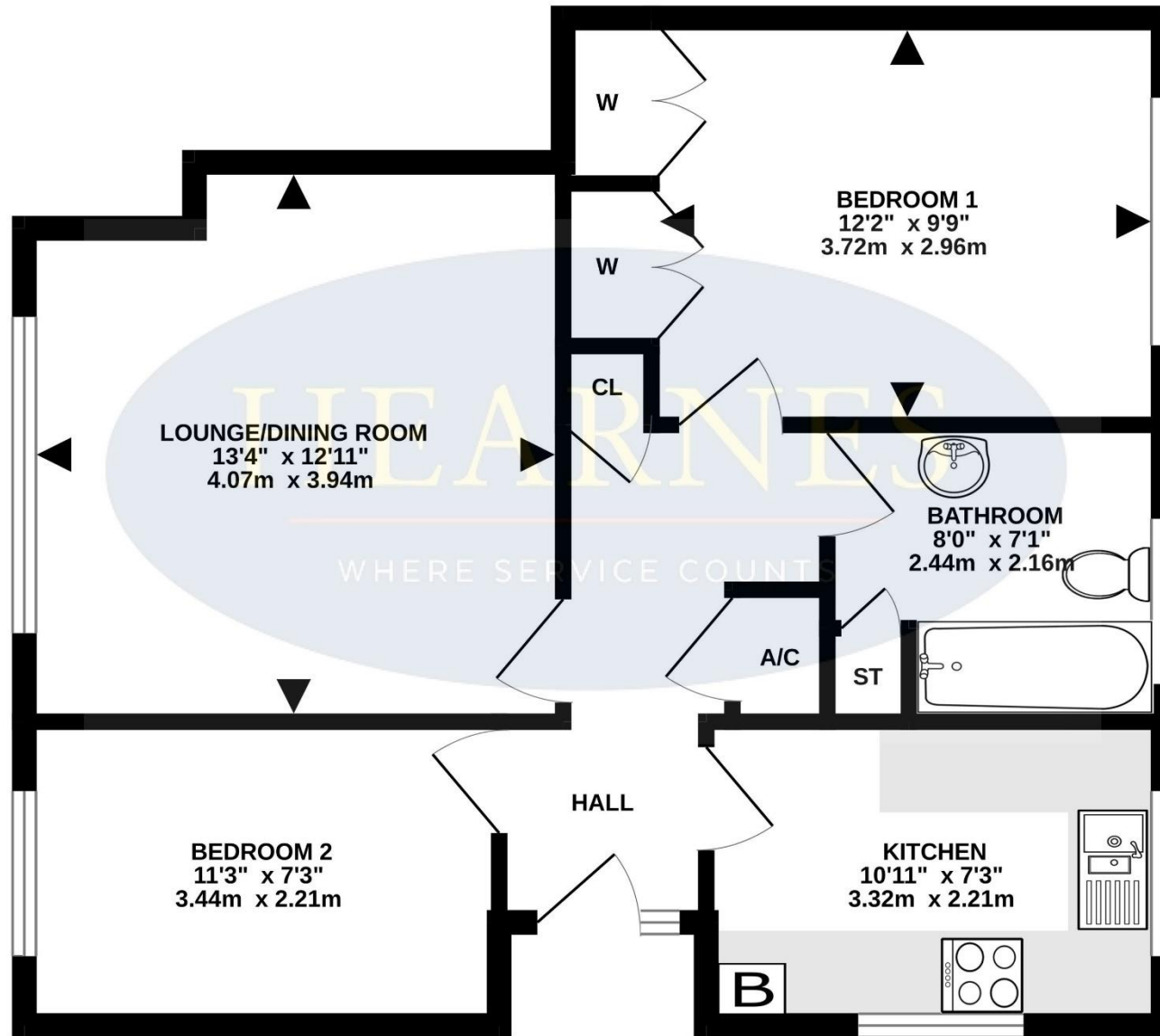
COUNCIL TAX BAND: B EPC RATE: C

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



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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