



HEARNES

WHERE SERVICE COUNTS

**Flat 5, Purbeck Heights, 9 Mount Road,
Poole, Dorset, BH14 0QP**

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Share of Freehold £225,000

An well presented 2 double bedroom, second floor flat that has been updated and benefits from a southerly facing balcony, garage and share of freehold. This flat is well position in the development, located on the south westerly corner with a dual aspect lounge and balcony that sees the sun from sunrise to sunset! All the other rooms have tree top views, making it feel very private and tranquil. The current owner has loved living here and has been updated it with new decoration, flooring, recently fitted shower room, kitchen and further offers gas central heating and double glazing. Purbeck Heights is a development of 2 blocks with 16 flats in each block and is set at the end of a quiet cul de sac, with attractive surrounding gardens and individual garages in a block.

- Well presented 2 double bedroom second floor apartment
- Southerly facing balcony
- Dual aspect lounge/dining room where the light floods in and is a place to enjoy the outlook of the local natural beauty
- Modern kitchen/breakfast room fitted in a range of high gloss grey units and work tops over to include a small breakfast bar. Integrated appliances to include oven, hob, extractor and further space and plumbing for washing machine and fridge
- Both bedrooms are bright and generous in size, with bedroom 1 being used as a dining room and bedroom 2 with fitted wardrobes
- Stylish recently refitted shower room with double walk in shower, wc and wash basin all fitted into a vanity unit
- Double glazing and gas central heating
- Garage
- Communal parking area and communal gardens

Set at the end of a quiet cul de sac, Purbeck Heights enjoys being in an elevated position within a few hundred yards of the Ashley Road and within a mile of Ashley Cross. Poole Park and Poole Town Centre are within 1.5 miles with the Viewpoint at the top of Sea View Road approximately half a mile away. The convenience of Mount Road, along with the peaceful setting, make it a wonderful location to live.

Tenure: Share of Freehold: Approximately 999 years from 1964

Maintenance: Approximately £2000 p.a

Ground Rent: Peppercorn

Please note there is no lift in this development

COUNCIL TAX BAND: C

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.



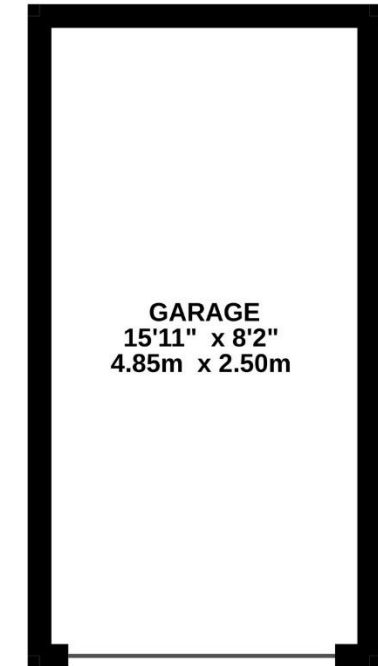
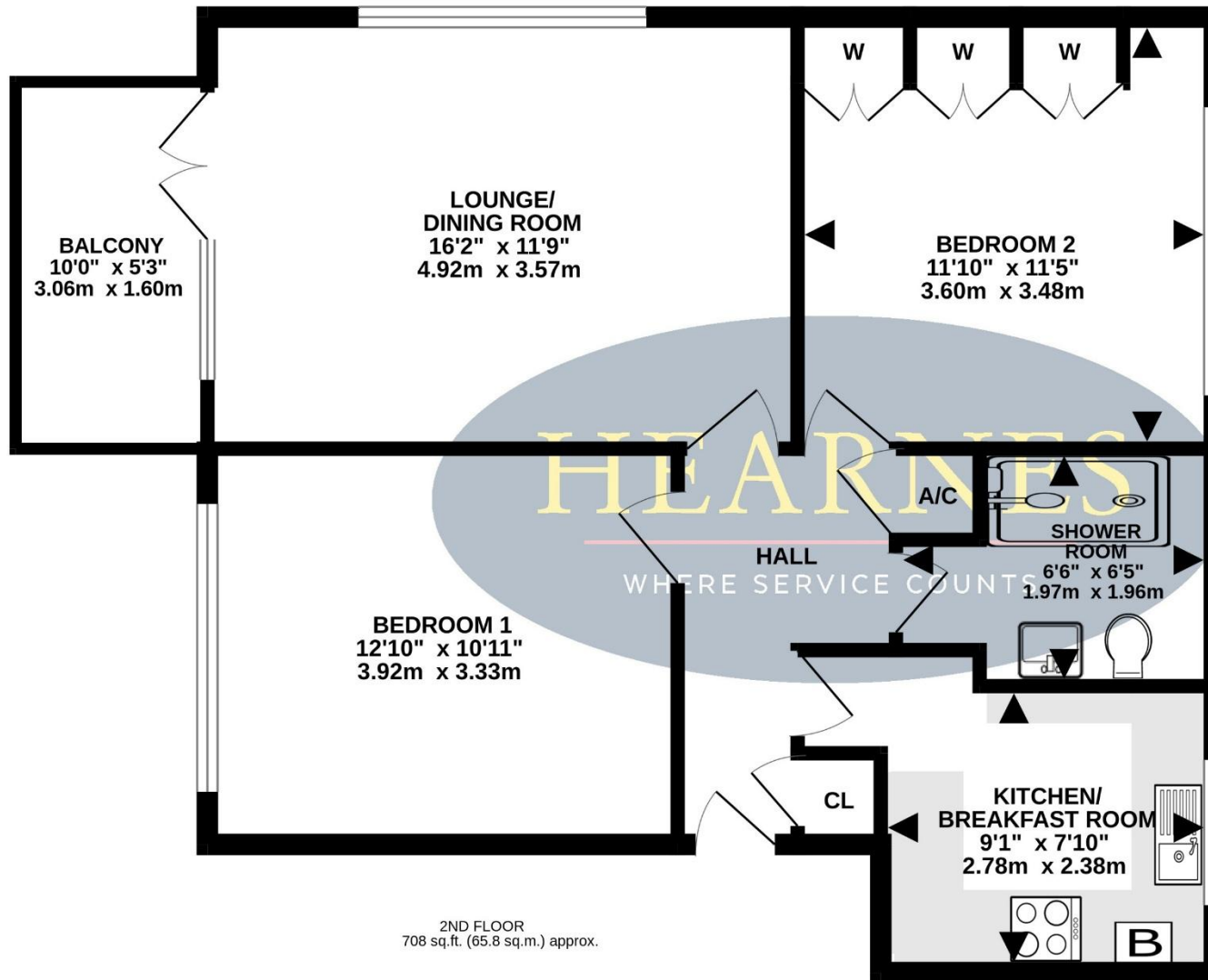


INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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OUTBUILDING
131 sq.ft. (12.1 sq.m.) approx.





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