



**Flat 38 Churchfield Court, 39-41 Parkstone Road
Poole, Dorset BH15 2NY**

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Leasehold Guide Price £200,000 - £225,000

A delightful setting for this two double bedroom southerly facing ground floor apartment, with garage, superbly located opposite Poole Park and within 650 metres of Poole Town Centre. The apartment features a 23ft elevated patio with views over the well-kept communal gardens and occupies the left-hand corner of this classic 1960's purpose built block and is in an enviable position to enjoy the sun throughout the day and into the evening. Internally the property is neat and clean, however would benefit from modernising. Churchfield Court consists of two well maintained purpose built blocks, set in landscaped, communal gardens. The rear of the building provides off road communal/visitor parking and garages.

- Ground floor 2 double bedroom flat in a superb location opposite Poole Park
- Raised southerly facing 23' x 10' patio with steps down to the communal gardens
- Neat and tidy internally, however would benefit from updating and modernisation
- Bright flat with southerly facing sitting room and main bedroom
- Shower room with separate wc
- Garage in a block (number 2) and area of permit communal and visitor parking
- Double glazing and electric night storage heaters
- Probate sale, with probate granted and sold vacant with no forward chain

The property is ideally located to enjoy the amenities that Poole has to offer and, if you require transport, the circular bus stops opposite the flat. The public swimming pool and Poole Hospital are within 500m. Poole Park, Baiter Park, Whitecliff and Poole Quay provide beautiful views and they are linked by a waterside footpath.

Poole Park offers a wide range of activities to enjoy including a bowling green, tennis courts and water sports. One of the most popular activities with the younger visitors is feeding the ducks and swans, on Swan Lake. There is also a miniature railway and a cafe/restaurant, where, if the sun is shining you can relax on the patio overlooking the lake and watch the world go by. In the summer months, cricket matches and model yacht racing may be enjoyed.

Lease: 199 years from 2004

Ground rent: peppercorn

Maintenance charges: £2876 per annum

Council Tax Band: C EPC Rate: D



TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 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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GROUND FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.8 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 135 SQ.FT.
(12.5 SQ.M.)

