



**Phyldon Road, Parkstone,
Poole, Dorset, BH12 3DQ**

Phyldon Road, Parkstone, Poole, Dorset, BH12 3DQ

SHARE OF FREEHOLD PRICE £240,000

A well presented ground floor 2 double bedroom flat with private garden, garage, parking and set in a very convenient location. The flat is one of only two flats in this development, where both flats own a share of the freehold and pay for maintenance between them. Offered with a good sized lounge/dining room having brand new double glazed doors out to the garden, refitted fully tiled modern shower room, separate kitchen and a southerly facing garden. The owners have recently fitted new wood effect flooring, replaced and updated the double glazed windows and offers gas central heating.

- Well presented ground floor 2 double bedroom flat
- Set in a development of just 2 flats
- Private southerly facing garden with patio and area of lawn
- Garage with parking in front
- Contemporary, fully tiled shower room with walk in double shower, wc and wash hand basin
- Generous dual aspect lounge/dining room with doors out to the garden
- Separate kitchen, which will need updating, however benefits from a freestanding cooker, space for under counter fridge, freezer and washing machine
- Double glazing and gas central heating
- Low maintenance charges
- Share of freehold
- No forward chain
- Pets permitted!

Phyldon Road is an extremely convenient location, set just 300m from the range of shops and restaurants in Ashley Road with Waitrose being approximately 800m away and Poole town Centre just over 2 miles away. Branksome station, and retils park are within a mile and Bournemouth Town Centre is 3 miles away. Phyldon Road is a cul de sac, containing many detached houses, so a popular location for any buyers.

Lease: 999 years from June 2005

Maintenance: As and when

Buildings Insurance: Approx £200 per annum

COUNCIL TAX BAND: B

EPC RATE: C

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

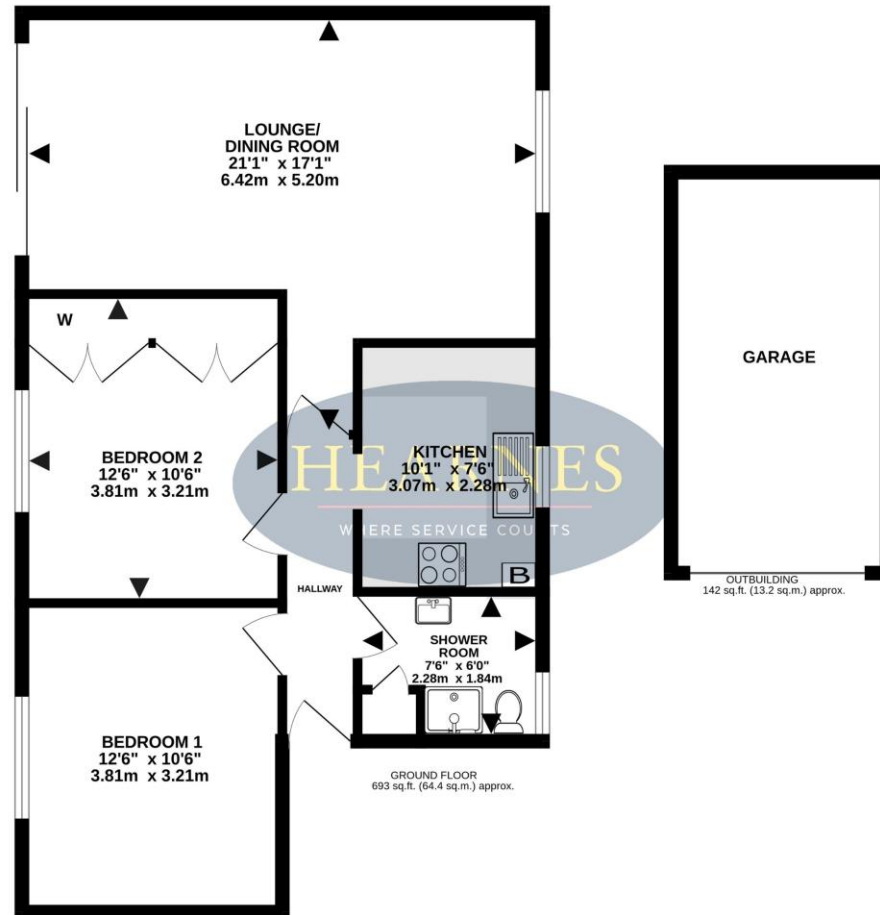




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 835 sq.ft. (77.6 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.
Made with Metropix ©2025







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE