

Swains Hall

98 North Road, Poole BH14 0NA

Guide Price £450,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A large two double bedroom two bathroom ground floor garden apartment with a private south-facing patio terrace, beautifully maintained gardens, a private garage and a share of the freehold. Perfectly set in a desirable Lower Parkstone location and within easy reach of Ashley Cross Village, Poole Park and nearby Constitution Hill Viewpoint.



Key Features

- Ground floor garden apartment
- Retaining many period features
- Grand reception hall
- Living room with fireplace
- Spacious kitchen family room
- Two large bedrooms
- Family bathroom & shower room
- Substantial south-facing garden
- Private garage and parking



About the Property

A truly impressive two double bedroom two bathroom ground floor garden apartment offering flexible accommodation, a large patio terrace and beautiful private gardens.

The apartment is approached via an enclosed porch with a private entrance door leading to a grand entrance hall and the rest of the accommodation. A private side gate, located next to the parking space, also provides access to the rear of the property.

A real feature of this apartment is the large formal living room offering plenty of space for soft seating and dining and an attractive open fireplace. A bay window with a fitted seat overlooks the front garden. French doors provide direct access out to the south-facing patio sun terrace and manicured gardens.

The kitchen offers a quality range of fitted units, incorporating a sociable breakfast bar and space for free-standing appliances, in addition to a useful breakfast/dining area.

The main bedroom with full height wardrobes has a bay window and overlooks the private rear garden. The second bedroom or further reception room also benefits from green garden views. A family bathroom with a traditional style suite and a separate guest cloak/shower room completes the accommodation.

Externally the apartment enjoys a substantial private south-facing patio terrace perfect for entertaining with steps down to a lawned garden with mature bedding, storage sheds and a detached summerhouse.

To the front, on the shared driveway, is an allocated parking space next to the apartment's side entrance. The driveway also leads to a large private single garage, with dimensions of approximately 3.6m wide, 5.4 deep, with a 2.2m door clearance, and remote control door.

Tenure: Share of Freehold

Annual service charge: Approximately £2520 per annum

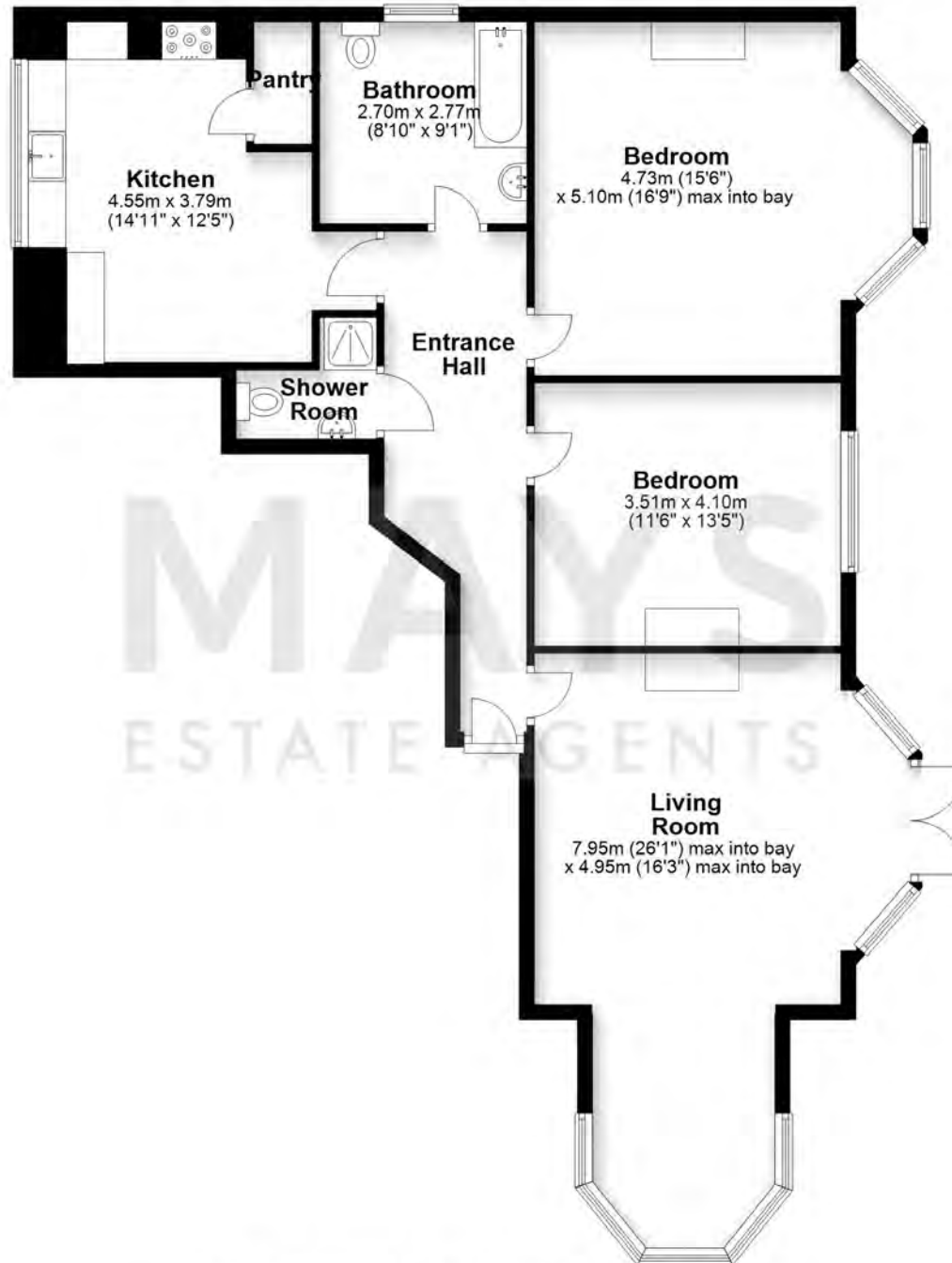
Council Tax Band: C

Please note: Holiday lets & Airbnb are not permitted. Pets are permitted subject to written permission from Management Company.



Ground Floor

Approx. 105.9 sq. metres (1139.9 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)



About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth, and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Home to the renowned 18-hole Parkstone Golf and close to vibrant bars and restaurants in Ashley Cross, as well as coffee shops and eateries within Lilliput and Canford Cliffs Village. The area offers great school catchment for Baden Powell Junior and local private schools. The location is further enhanced by Parkstone train station giving mainline access to London Waterloo. The award-winning beaches of Sandbanks and Canford Cliffs are also a short distance away.

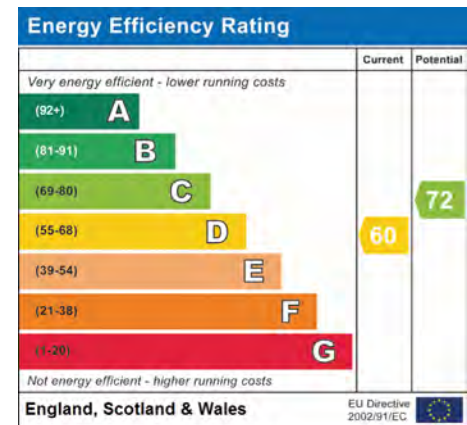
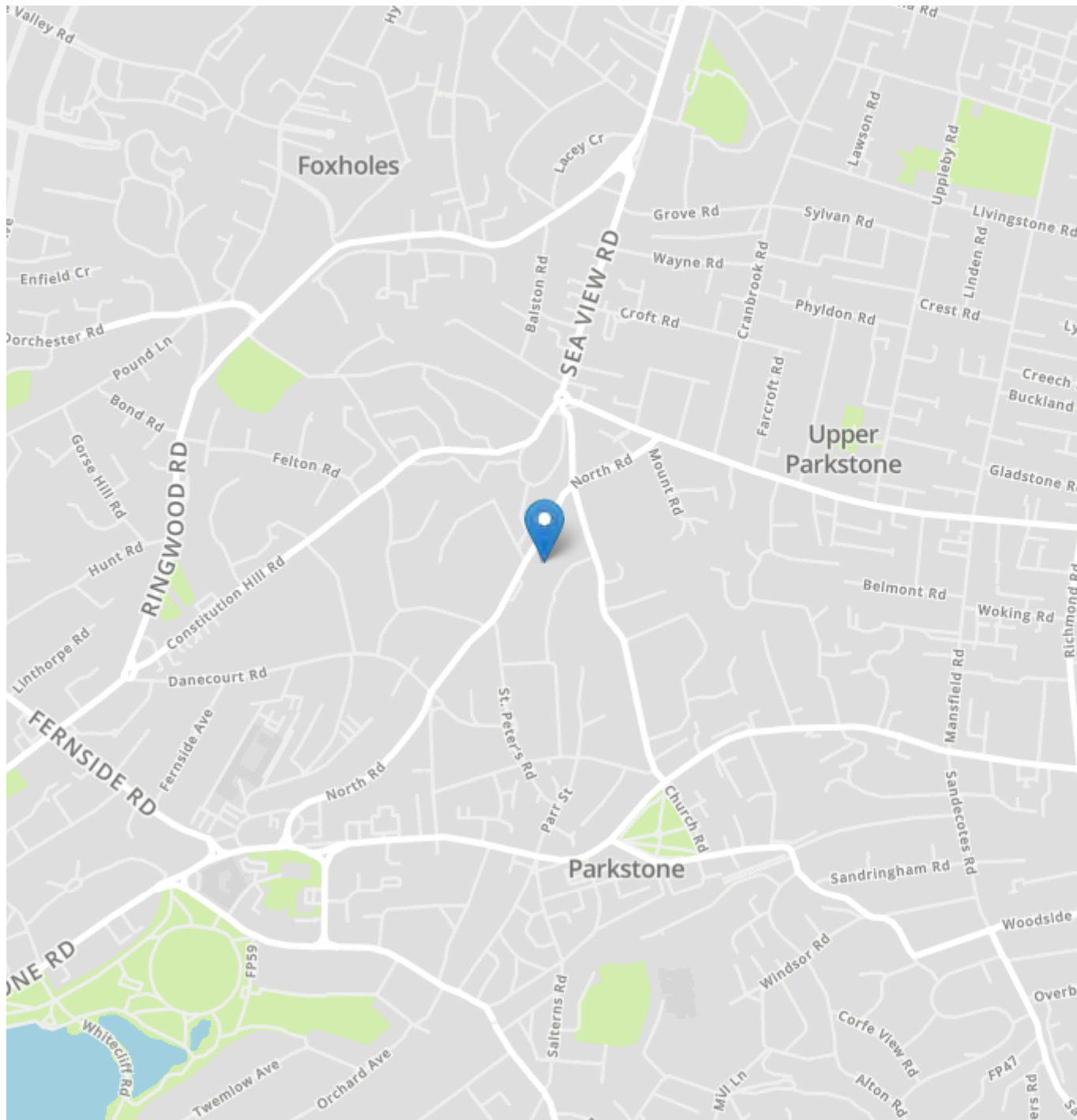


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS
ESTATE AGENTS