



1 Woodland Court, 14 Penn Hill Avenue, Penn Hill, Poole, Dorset BH14 9LZ

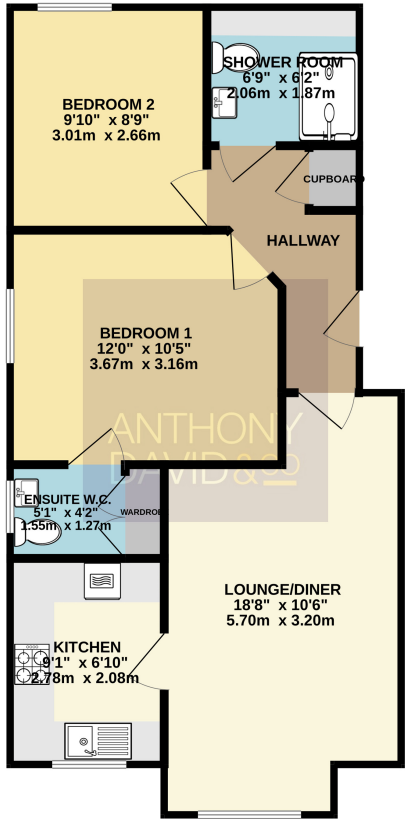
£284,950 Share of Freehold

**** NO FORWARD CHAIN **** A superb ground floor purpose built apartment ideally situated in the sought after Lower Parkstone a short stroll from the sought after Penn Hill strip with its variety of eateries, and shops. The popular Ashley Cross and Westbourne Villages with their array of bistros, shops and amenities are also both a short drive away. This property has been tastefully refurbished throughout and viewing is essential to not only appreciate its fantastic location but also the accommodation on offer, which comprises: lounge/diner, two double bedrooms, contemporary shower room and stylish en-suite cloakroom. Externally there is a well maintained communal garden, allocated gated parking and two first come first serve visitors spaces. Further features of this ideal first time buy/investment purchase include; SHARE OF THE FREEHOLD, communal bike store, security entryphone, gas central heating and UPVC double glazing. NB: Pets are permitted only with specific agreement of the directors of 'Woodland Court' (Penn Hill) Ltd.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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.
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Entrance Hall Doors to

Lounge/Diner 18' 8" x 10' 6" (5.69m x 3.20m)

Kitchen 9' 1" x 6' 10" (2.77m x 2.08m)

Bedroom One 12' 0" x 10' 5" (3.66m x 3.17m)

En-Suite Cloakroom 5' 1" x 4' 2" (1.55m x 1.27m)

Bedroom Two 9' 10" x 8' 9" (3.00m x 2.67m)

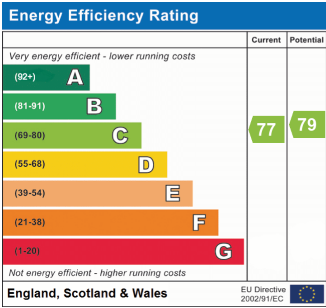
Bathroom

Parking Allocated

Tenure Share of the Freehold

Service Charge TBA

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.