



BOLTON LODGE

HEARNES

WHERE SERVICE COUNTS

**Flat 2 Bolton Lodge, 1 Balmoral Road, Poole,
Dorset, BH14 8TJ**

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Share of Freehold Price £170,000

A ground floor one bedroom flat, set in a character conversion in a highly desirable location of Ashley Cross. The property has access to a communal garden along with 2 parking spaces to the front. Further offering gas central heating, double glazing and sold vacant with no forward chain. The property has been rented so offers potential for redecoration and personalisation. It has a good size separate kitchen, generous lounge, double bedroom and shower room. An ideal flat for a first time buyer who wants to be near Ashley Cross and Parkstone train station.

- Ground floor one bedroom flat set in an attractive character conversion of just 5 flats
- Access from the kitchen to a communal garden
- 2 off road parking spaces to the front (One in front of each other)
- Excellent location being a few hundred yards to Ashley Cross and half a mile to Penn Hill
- Gas central heating and double glazing
- Good size kitchen fitted in a range of white units with work tops over and a breakfast bar. Integrated appliances to include a 4 ring gas hob with oven and extractor, freestanding washing machine and fridge/freezer
- Tiled shower room with corner shower, wash basin fitted in a vanity unit and wc
- Potential for updating and personalisation
- Vacant and sold with no chain!

Bolton Lodge is located on the corner of Balmoral Road and Osborne Road, being within a few hundred yards of Parkstone train station, The Cow pub and restaurant, and within 400m of Ashley Cross with its vibrant array of shops, bars and restaurants and train station. Penn Hill is under a mile away with Poole Town Centre within 2 miles.

Leasehold: 962 years remaining plus SHARE OF FREEHOLD - no ground rent

Maintenance: Approximately £125 per month (£1500 per annum)

COUNCIL TAX BAND: B

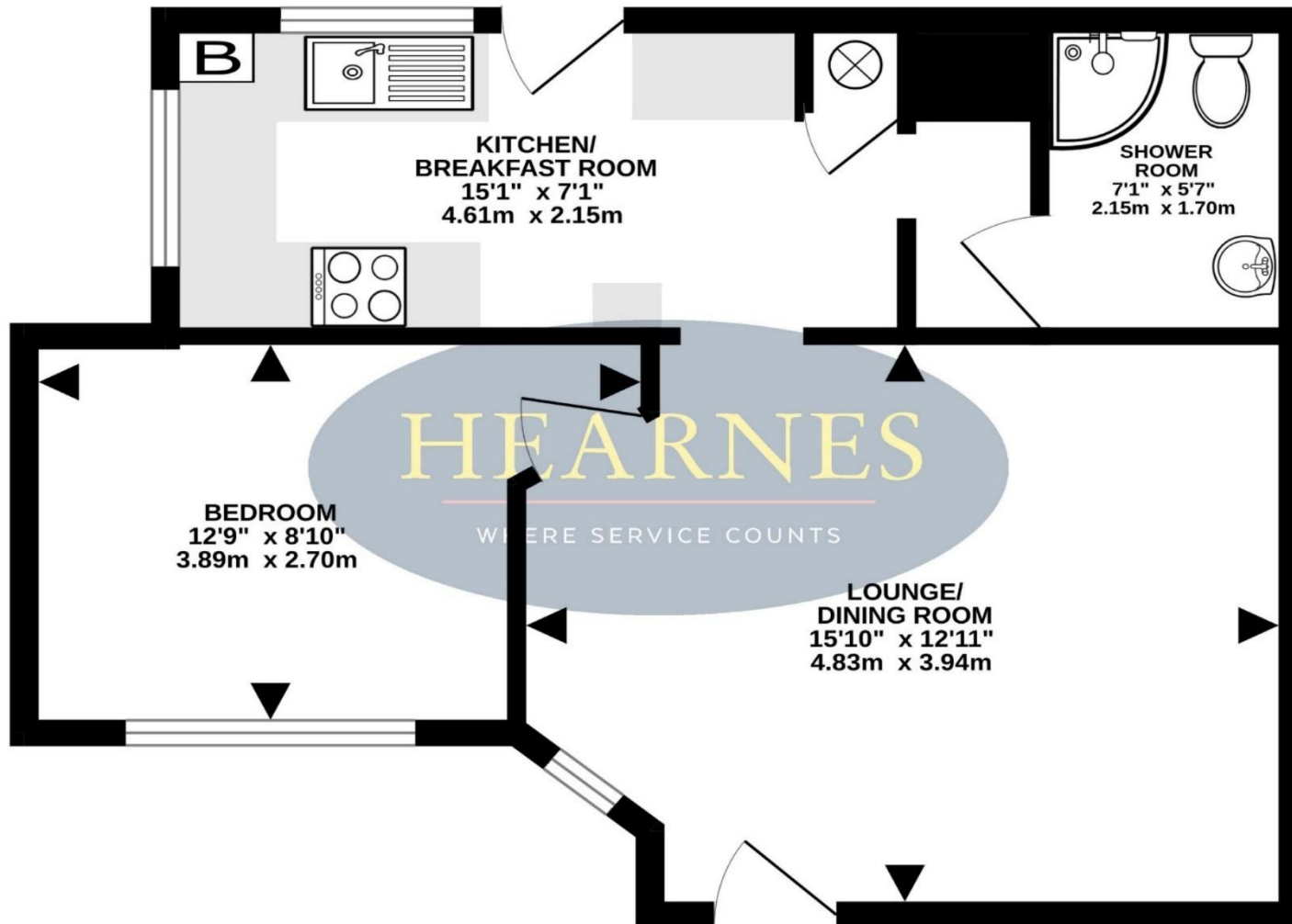
EPC RATING: D

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



TOTAL FLOOR AREA : 444 sq.ft. (41.2 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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GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

