



**Flat 4 Marston Court, St Mary's Road,  
Heckford Park, Poole, Dorset, BH15 2LG**

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## Share of Freehold £185,000

A generous first floor, one bedroom, purpose built flat with garage, parking and in a small development of just 4 flats. In excellent condition with brand new carpets, and recently redecorated, this well presented property further offers electric heating with slimline radiators, fully fitted kitchen with appliances, security entryphone system and is sold vacant with no forward chain. The flat is in a convenient location, within moments of Poole Hospital and Poole Town Centre, being a little further away.

- Immaculate one bedroom first floor flat set in a purpose built development of just 4 flats
- Refurbished inside to include new carpets, redecoration and refitted bathroom
- Modern kitchen fitted in a range of white shaker style units with worktops over and fitted with integrated oven, hob, extractor and freestanding Fisher & Paykel washing machine, Miele tumble dryer, Siemens fridge/freezer
- Separate w.c with further bathroom with bath and wash hand basin
- Double glazed windows with fitted blinds and replaced front fire door
- Electric heating via modern radiators
- Security entry phone system
- Garage with power and light
- Communal parking
- Communal patio to the rear with space to hang out washing
- Use of a loft space with pull down ladder
- Sold vacant with no forward chain

NB There is no legal right in the lease to use the loft although there is an access point to the loft from flat 4 (only access point to this loft space)

Location, location location! Conveniently located within 100 yards of Poole Hospital and near popular local schools, doctor's surgeries and the amenities offered in Poole Town Centre and Poole Quay. Rail and bus links are within half a mile and the award winning Blue Flag beaches, approximately 2.5 miles away. Poole Park, local shops and a local pub can all be found within half a mile.

Lease: 999 years from 1960  
Maintenance: £1200 per annum  
Ground rent: peppercorn

COUNCIL TAX BAND: B

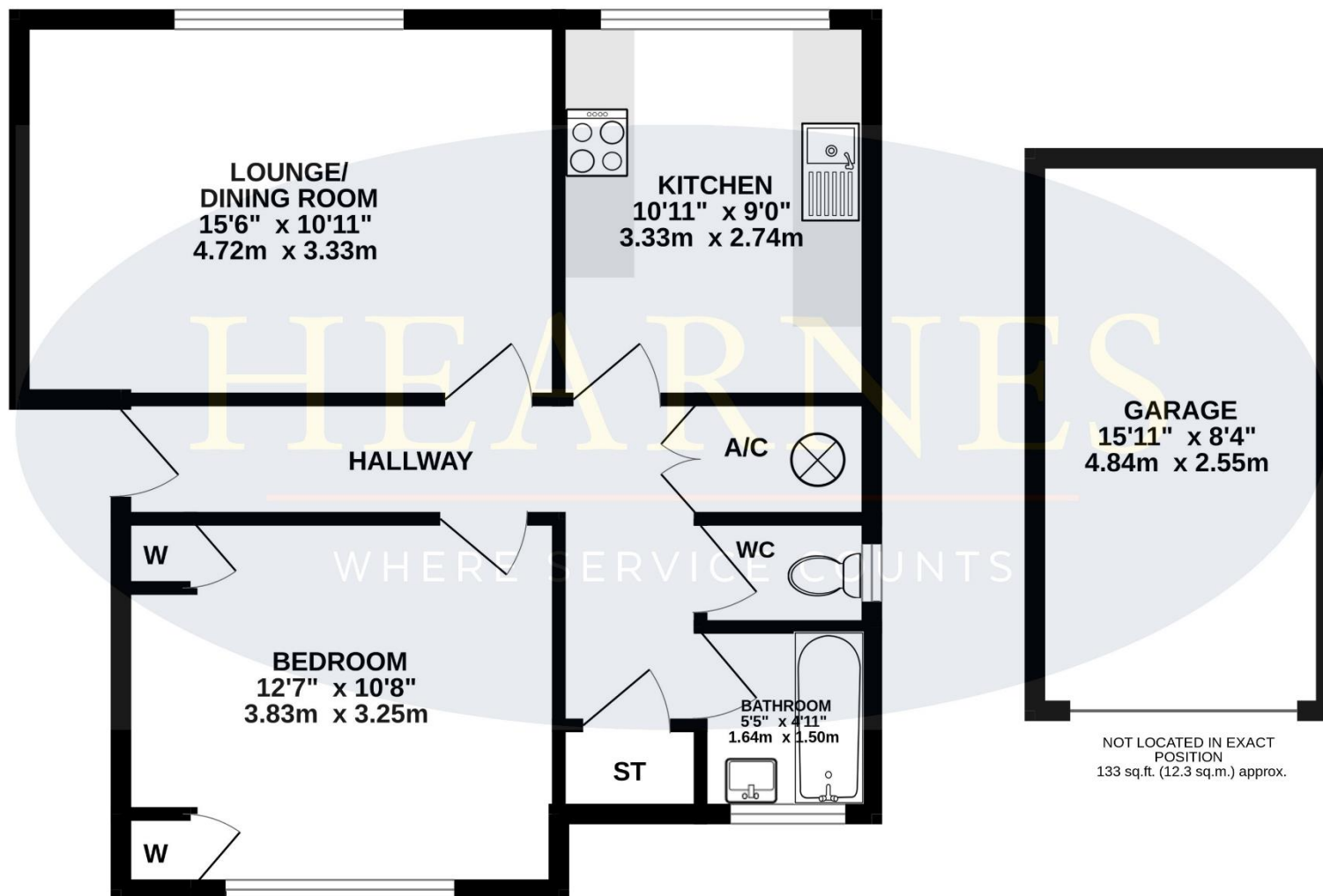
EPC RATING: E

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 : 684 sq.ft. (63.6 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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GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
133 sq.ft. (12.3 sq.m.) approx.

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