

# Flat 8 Falcon Heights, 6a Birds Hill, Poole, Dorset, BH15 2FG



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THURFIELD ROAD

# Flat 8 Falcon Heights, 6a Birds Hill, Poole, Dorset, BH15

## SHARE OF FREEHOLD PRICE £250,000

Set moments from Poole Park, is this first floor 2 double bedroom, 2 bathroom apartment, in an attractive purpose built development built in 2007 with secure underground parking, lift and communal courtyard garden. The property offers an attractive open plan lounge/diner/kitchen, master bedroom with stylish ensuite shower room and fitted wardrobes, contemporary main bathroom and communal courtyard garden. There is a passenger lift serving all floors including the underground garage, bike storage, security entryphone system, underfloor heating, double glazing and the property is sold with no forward chain. Falcon Heights is a development of 14 flats, set in 3 blocks and built in a 1930's style to look like detached houses in keeping with the area. There are 2 disabled parking spaces to the front and further visitor parking spaces in the underground car park.



- Attractive 2 double bedroom purpose built apartment built in 2007
- Set on the first floor with passenger lift
- Lounge/dining/kitchen with feature window and kitchen with integrated appliances to include gas hob, extractor, oven, dishwasher, washing/dryer and fridge/freezer
- Master bedroom with fitted wardrobes and ensuite shower room
- Contemporary main bathroom
- Underfloor heating throughout via a gas boiler
- Georgian style double glazed windows
- Sold with no forward chain
- Secure underground parking (bay 8) with lift access, remote control electric roller door and lockable communal cycle store
- 2 communal disabled parking spaces to the front and further visitor parking
- Central communal courtyard garden with chiminea style BBQ, all enclosed by high wall and evergreen hedge.

Falcon Heights sits in a private location, secluded from the road on the corner of Birds Hill Road and Churchfield Road, being a few hundred yards to Poole Park and half a mile to the Town Centre and Quay beyond. This convenient location has access to local buses, the rail and bus station along with Poole Hospital and local shops and close by the entrance to the park.

**Tenure:** Share of Freehold - 999 years from 2008

**Maintenance:** Approximately £2000 per annum

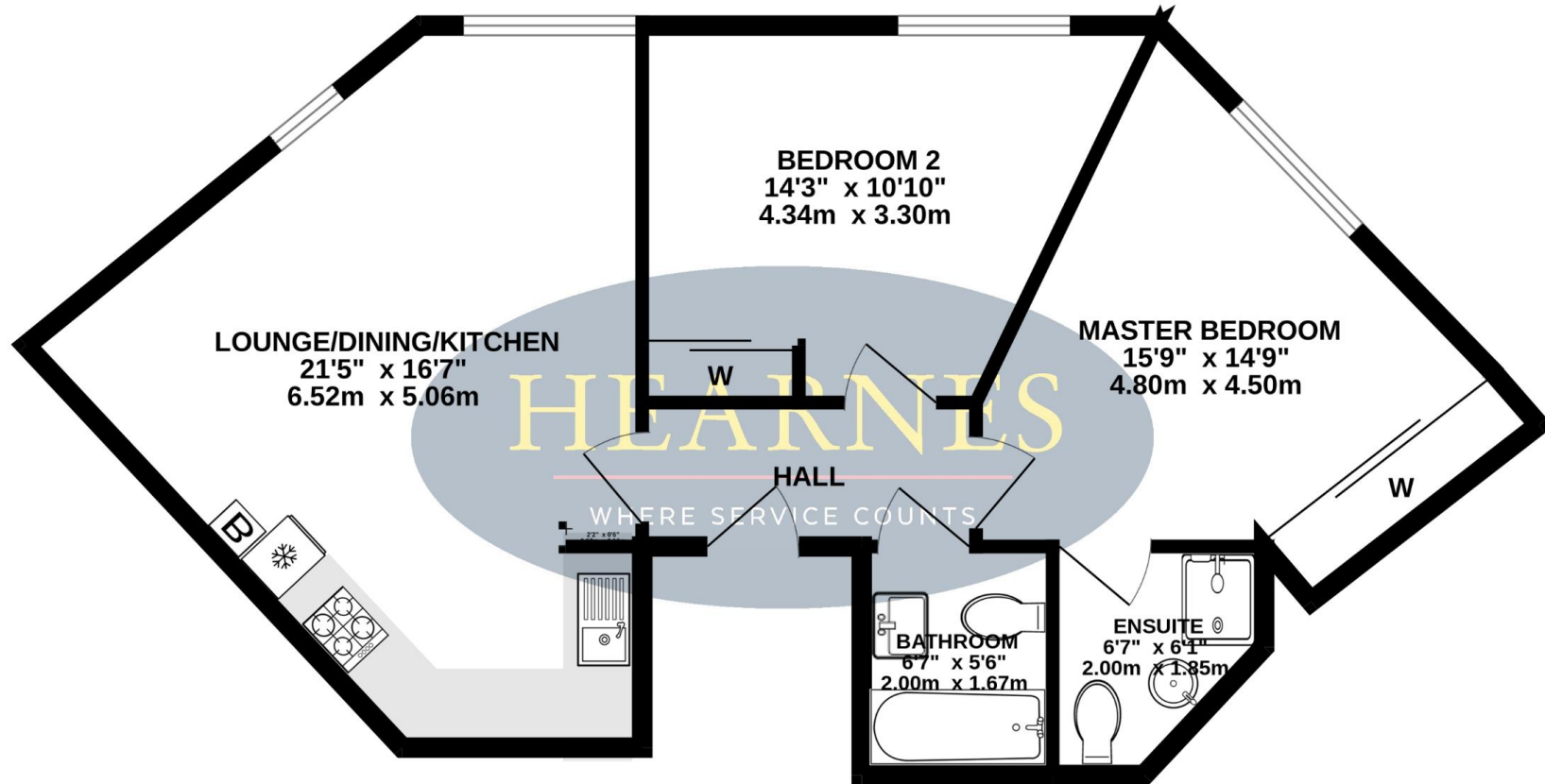
**COUNCIL TAX BAND:** D

**EPC RATE:** B

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



640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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# Poole Park



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