



**Flat 14 Gardens Court, 57 Parkstone Road, Poole,
Dorset, BH15 2NX**

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LEASEHOLD PRICE £275,000

Fabulous views from this 4th floor, 2 double bedroom apartment out to Poole Park and the harbour beyond. This flat would make an ideal second home due to its location opposite Poole Park, or a wonderful home for someone wanting to be in the town, and close to all amenities. The flat has been updated to include a modern kitchen and shower room. Gardens Court sits prominently opposite Poole Park, with access via Kiwi Close to the rear and Parkstone Road to the front. Parking is all communal and each flat owner has a parking permit. The current owner rents a garage for £300 per year, and any new buyer can rent a garage (currently some available). The owners have enjoyed using the apartment as a holiday home, describing it as a wonderful, convenient place to live, with a welcoming community. The flat is sold vacant with no forward chain.



- Delightful 2 double bedroom, 4th floor flat with stunning views over Poole Park
- Main lounge with doors to an enclosed sunroom, where you can watch the comings and goings of the park and the water beyond
- Modern fitted kitchen having a range of cream shaker style units with wood effect work tops over and integrated electric hob, double oven and extractor and space and plumbing for washing machine and undercounter fridge and freezer
- Modern fully tiled shower room with corner shower, wash hand basin with fitted vanity unit and wc
- Spacious entrance hall which has good floor to ceiling storage cupboards
- Entryphone system and passenger lift
- Double glazed throughout
- Electric storage heating system
- Communal parking with a permit
- Garage to rent for £300 per year (subject to availability)
- Well maintained block which is run by the residents with low service charges
- Vacant and sold with no forward chain



Gardens Court is within a mile of the town centre and on bus routes. Poole Park is opposite and Whitecliff Park and Poole Harbour within a mile. Local shops at the Civic Centre roundabout are a few hundred metres away. The public swimming pool and Poole Hospital are within 500m and with access to the park, just over the road, makes for a wonderful setting.

Lease: 124 years remaining
Ground rent: peppercorn
Maintenance charges: £1590 per annum included water and sewerage rates
Garage rental: £300 per year (subject to availability)

COUNCIL TAX BAND: D

EPC RATE: C



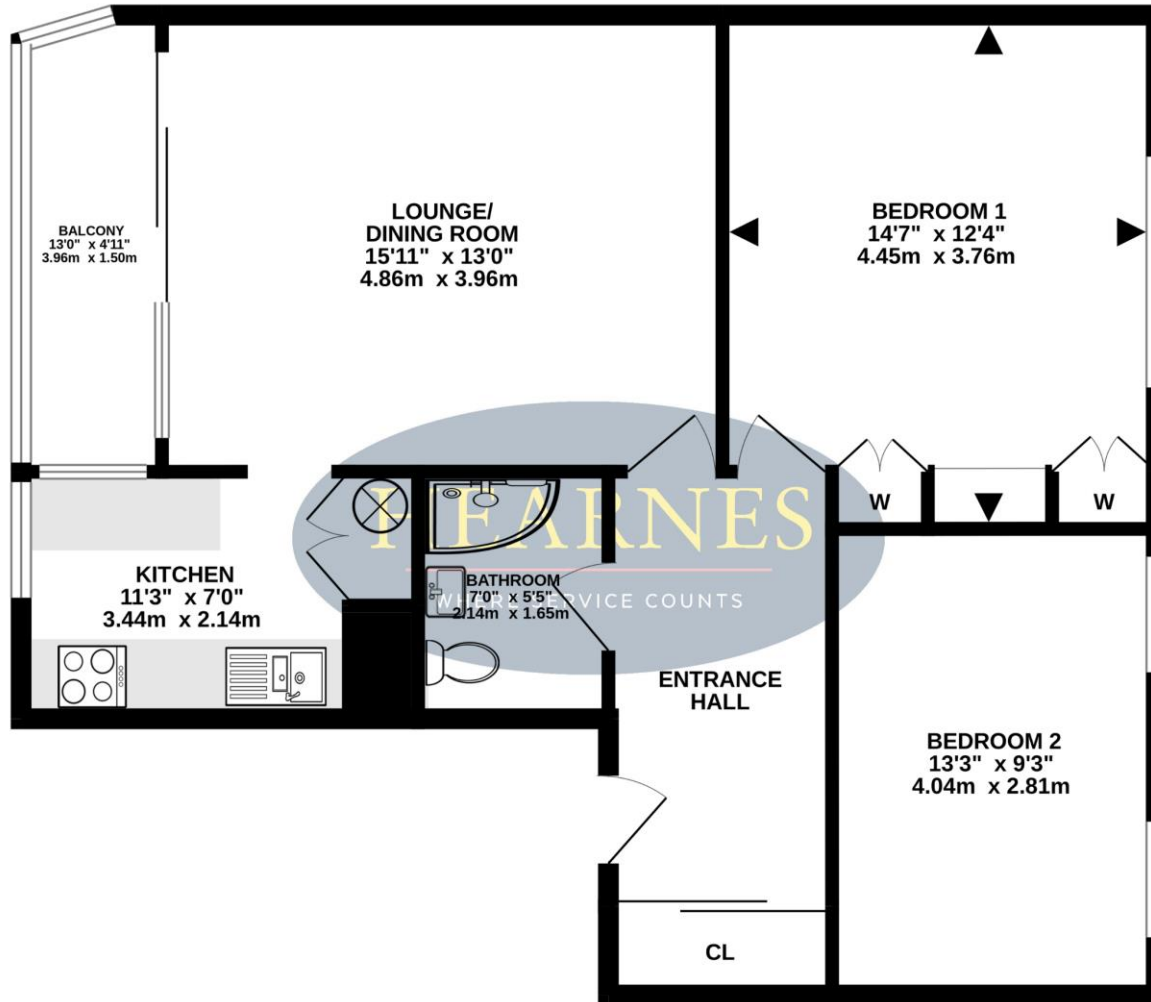
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING BALCONY

TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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4TH FLOOR
761 sq.ft. (70.7 sq.m.) approx.





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