



Flat 3 Churchfield Court, 39 - 41 Parkstone Road, Pool Park, Poole BH15 2NY

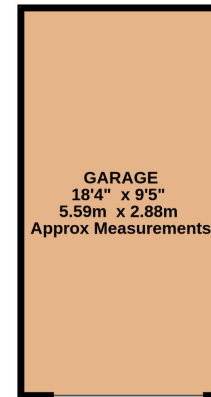
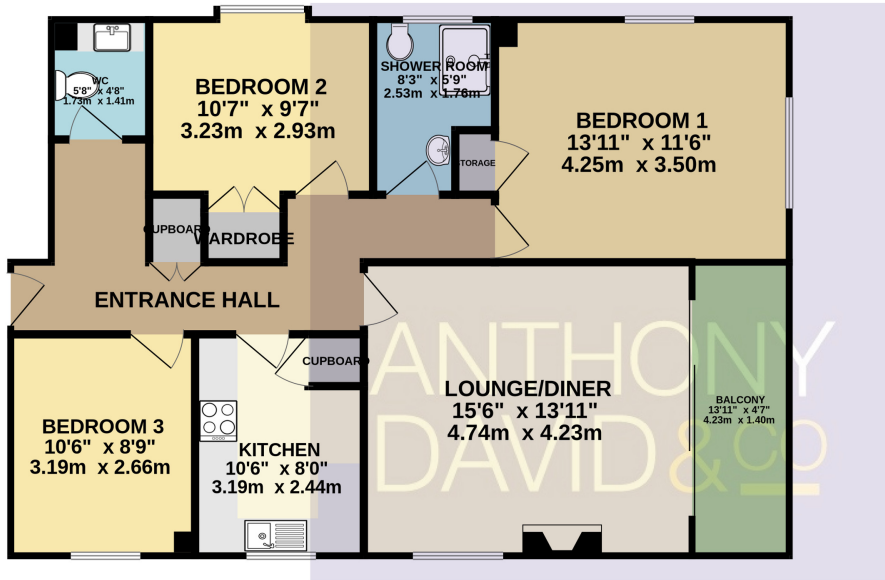
£269,950 Share of Freehold

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

* NO FORWARD CHAIN * A bright and sunny three bedroom triple aspect first floor purpose built apartment set in this well maintained block. Ideally situated just yards from Poole Park with it's cricket ground, tennis courts, bowling green, boating lake and eateries. Poole Hospital and Poole Town centre are also just a short distance away. This superb property offers spacious living throughout and viewing is essential to appreciate not only its fantastic location but also the accommodation on offer, which comprises: lounge/diner, SOUTH FACING BALCONY with views towards Poole Park and the harbour, modern shower room and separate cloakroom. Externally there is a garage in block and permit parking. Further features include: SHARE OF THE FREEHOLD, lift in block, feature fireplace to lounge, storage cupboards, electric heating and UPVC double glazing.

ANTHONY
DAVID & CO

FIRST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 4.74m x 4.23m (15' 7" x 13' 11")

South Facing Balcony 4.23m x 1.40m (13' 11" x 4' 7")

Kitchen 3.19m x 2.44m (10' 6" x 8' 0")

Bedroom One 4.25m x 3.50m (13' 11" x 11' 6")

Bedroom Two 3.23m x 2.93m (10' 7" x 9' 7")

Bedroom Three 3.19m x 2.66m (10' 6" x 8' 9")

Shower Room 2.53m x 1.76m (8' 4" x 5' 9")

Separate Cloakroom 1.73m x 1.41m (5' 8" x 4' 8")

Garage 5.59m x 2.88m (18' 4" x 9' 5") approximately

Parking Permit

Tenure Share of the Freehold - 199 years from 2004

Service Charge Circa £3000 per annum.

Council Tax Band D

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of 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.