



HEARNES

WHERE SERVICE COUNTS

**Flat 11 Park Court, 90 Bournemouth Road,
Poole, Dorset, BH14 0HA**

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Leasehold Price £260,000

A well presented 2 double bedroom second floor apartment, with a balcony, set in a desirable location, just 600 metres from Ashley Cross. The accommodation comprises of a spacious lounge/dining room, separate kitchen, private balcony, allocated parking space and visitor spaces. Further offering 2 hallway storage cupboards, fitted wardrobes to the master bedroom, double glazing and gas central heating. Park Court is a low rise development of just 13 flats, set over 4 floors and further benefits from having a passenger lift to all floors, entryphone system and well-kept communal gardens.

- A charming 2 double bedroom second floor apartment moments away from Ashley Cross
- Generous lounge/dining room with sliding doors to the private balcony with a leafy private surrounding
- Separate kitchen with shaker style units and worktops above, to include integrated appliances such as a fan oven, gas hob, extractor, fridge/freezer and space for a washing machine or dishwasher
- Neatly presented bathroom to include shower over bath, wash hand basin and wc
- Spacious master bedroom with fitted wardrobes and furniture included
- Security Entryphone system and passenger lift to all floors
- Private allocated parking space with ample amount of visitor spaces
- Large plot with well-kept communal grounds and gardens
- Gas central heating and double glazing throughout

This flat is conveniently located on Bournemouth Road, with easy road links to both Poole and Bournemouth. Local shops are within a few hundred yards and the vibrant 'village' of Ashley Cross, is approximately half a mile away providing many independent shops and services and an array of restaurants, bars and pubs. In the other direction is Penn Hill, and Poole Town Centre is within 2 miles and Poole Park a mile away. Parkstone railway station is half a mile away just over Ashley Cross Green with direct routes to Waterloo, London. Both Poole and Bournemouth town centres are in reach and the award winning beaches of Sandbanks are a short drive away.

No pets or holiday lets permitted

Lease: 125 years from 2001 - 101 years remaining as July 2025

Ground Rent : £473.02 per annum

Maintenance: 1700 per annum

COUNCIL TAX BAND: C

EPC RATING: C

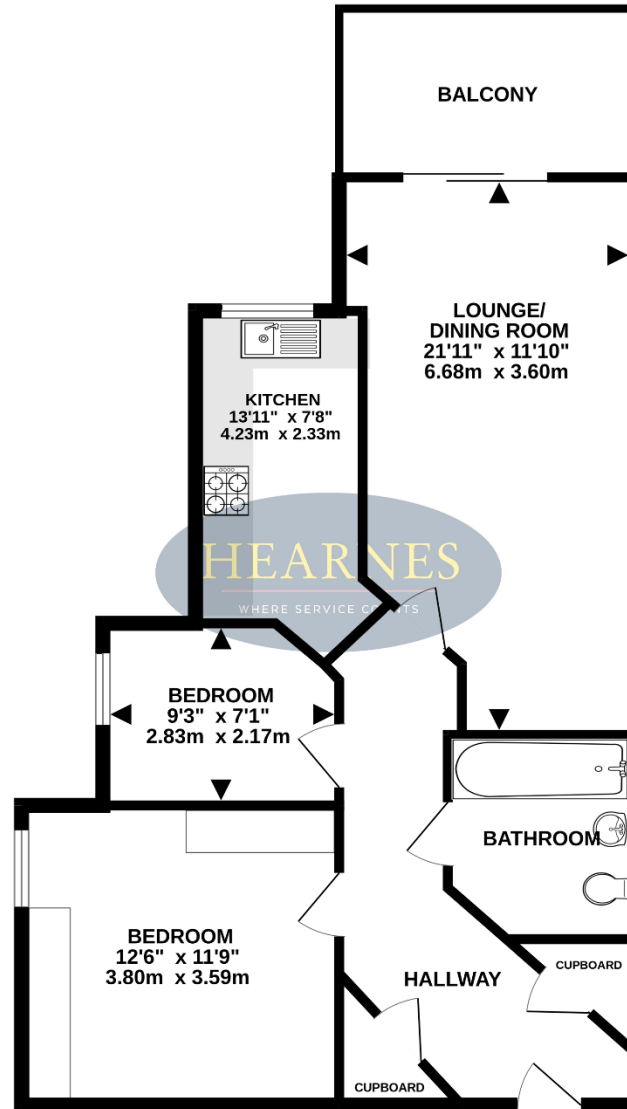
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



INCLUDING BALCONY

TOTAL FLOOR AREA: 784 sq.ft. (72.9 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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