



**Flat 1 Wilson Court, 69a Good Road,
Parkstone, Poole, Dorset, BH12 3HP**

HEARNES

WHERE SERVICE COUNTS

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Share of Freehold Price £250,000

A fabulous, landscaped garden enjoyed from this well presented and modern 2 bedroom ground floor apartment constructed in 2021, offering stylish accommodation in a quiet and convenient location. This property has been thoughtfully designed with the stand out feature being the generous, dual aspect open plan kitchen/dining/day room which is flooded with natural light thanks due to its southerly and westerly facing aspects. In addition, there is a contemporary family bathroom, allocated parking space with plenty other parking options on road. Having been the first owners since new, the property has been a much-loved home where they have transformed the garden making it a wonderful place to relax and enjoy the sunshine.

- A modern ground floor 2 bedroom purpose-built garden apartment
- This generous L shaped garden measures 57' x 12' to the side and 27' x 17' to the rear
- Generous landscaped corner garden which has been updated by the current owners to include a large patio, fully enclosed timber fencing, outside lighting, timber shed, wall mounted bar and laid with high end artificial grass
- Wonderful open plan reception space which is dual aspect with a southerly and westerly facing aspect. Modern kitchen fitted in pale grey units with worktops over and integral appliances to include, induction hob, electric oven and grill, fridge/freezer, dishwasher and washer/dryer
- Contemporary family bathroom to include shower over bath, wash hand basin with vanity unit below and wc
- Double glazing and electric heating throughout
- Allocated parking space, with ample space on road for additional parking
- Communal bike shed and sunken bin storage
- Secure video intercom system and stylish internal communal areas
- Remainder of the 10 year NHBC warranty

PETS ALLOWED WITH PERMISSION

Conveniently situated, the property is within easy access to local shops, a bus stop, paths leading to parkland and the local Co-op. A little further on are Tesco and Asda Express, Turner's Nursery Park and community garden and access to Bourne Valley Nature Reserve. The shops at Ashley Road are just over half a mile, Bournemouth Town Centre is within 2 miles and Poole Town Centre within 3 miles.

Share of Freehold – Lease 999 years from 1st June 2021

Maintenance: £1770 per annum

COUNCIL TAX BAND: C

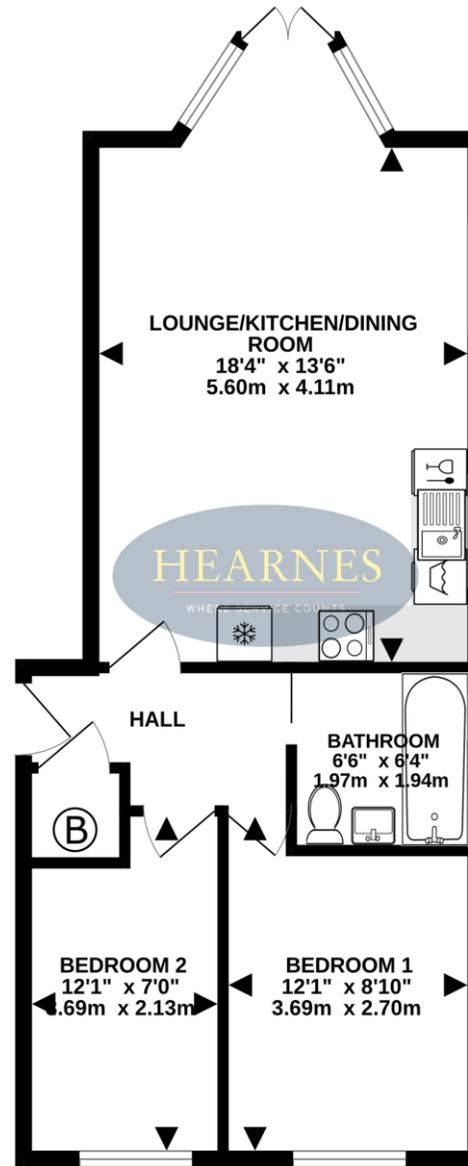
EPC RATING: B

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.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

