



**Flat 2, 85 Bournemouth Road,  
Poole, Dorset, BH14 0ER**

**HEARNES**

WHERE SERVICE COUNTS



# Flat 2, 85 Bournemouth Road, Poole, Dorset, BH14 0ER

## LEASEHOLD £250,000

Located down a driveway, set back off the road it this 2 double bedroom, first floor flat, in a 1930's character conversion of just 3 flats. The property offers well presented accommodation with a dual aspect lounge with feature fire surround, separate kitchen, spacious bathroom and modern décor throughout. Further offering double glazing, gas central heating, pull down loft ladder to a part boarded loft for storage and a two allocated parking spaces.

- 2 double bedroom first floor flat set in a character conversion
- Spacious flat being one of just 3 in this detached 1930's home
- Dual aspect lounge with bay window and feature fire surround
- Separate kitchen with a range of white units with wooden work tops over and fitted with 4 ring gas hob, oven, extractor, space for washing machine and under counter fridge
- Spacious bathroom with shower over the bath, wc and wash hand basin
- Gas central heating and double glazing
- Pull down loft ladder to part boarded loft space
- Well presented with modern décor
- Outside brick built store to the side of the property
- 2 allocated parking spaces in front of the flat (one car behind the other)
- Set down a private driveway, with a great degree of privacy from the road
- Pets permitted with permission

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.

**Lease** 150 years from 2019. 144 years remaining from 2025

**Service charge:** £780.00 per annum

**Ground rent:** £180.00 per annum. The first rent review date is 1<sup>st</sup> January 2032 and then every 25 years thereafter

**COUNCIL TAX BAND:** B

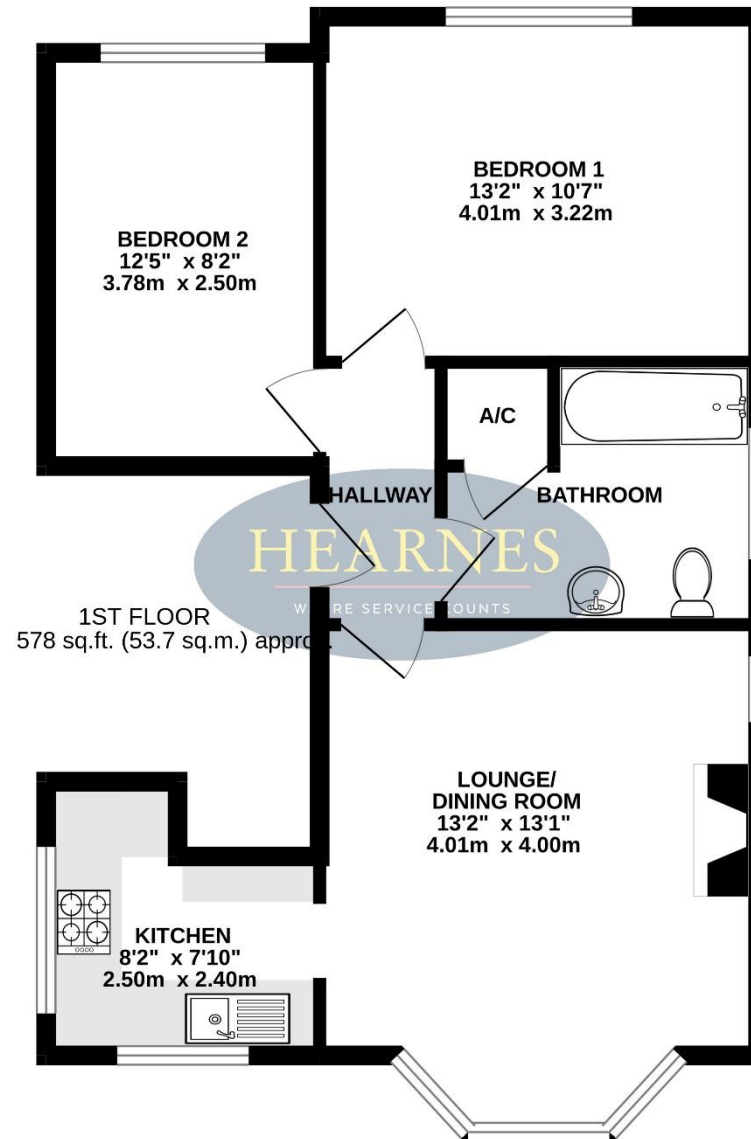
**EPC RATING:** C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 575sq.ft. (53.4 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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