



POOLE

A 2 BEDROOM APARTMENT OPPOSITE POOLE PARK
EPC Rating: Band D

£228,000 (Leasehold)

*****Share of Freehold*****

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Property Description

Goadsby are delighted to welcome to the market this well presented 2 bedroom apartment offered with no forward chain and situated in one of Poole's most prestigious blocks, Churchfield Court.

The block is accessed via a communal entrance and the flat is situated on the second floor, it can be accessed via lift or stairs. The apartment opens into a large hallway with the lounge/diner accessed immediately on the left and opening out onto the large south facing balcony.

Across the hallway is the second bedroom, which is a good sized double room with ample space for storage. The main bedroom across the hallway is an excellent size and benefits from fitted storage cupboards and views out onto the well-kept communal grounds. Further along is the shower room comprising of hand wash basin and shower facility. A separate WC is situated next-door.

The well-presented kitchen includes matching fitted cupboards at both foot and eye level. The kitchen also benefits from integrated appliances such as fridge/freezer, washer/dryer and electric hob and oven.

Further benefits include an allocated garage, permit parking and gas central heating.

Location

Close to Poole Park and Poole Town Centre within easy reach of shops and transport links.

Directions

From our Poole office continue past the Lighthouse Theatre and take the first exit off the roundabout onto Mount Pleasant Road. At the next roundabout take the 3rd exit onto Parkstone Road and turn left up Birds Hill Road. Churchfield Road is the 3rd left and the property is on your right approximately half way down the road.

Property Measurements

- Living room 5.79m (19') x 3.53m (11'7")
- Kitchen 2.62m (8'7") x 2.4m (7'10")
- Bedroom 1 4.2m (13'9") x 3.61m (11'10")
- Bedroom 2 3.08m (10'1") x 2.98m (9'9")
- Bathroom 2.15m (7'1") x 1.63m (5'4")



**Churchfield Court,
39-41 Parkstone Road, Poole,
BH15 2NY**

2 BED APARTMENT WITH VIEWS OVER POOLE PARK – includes large balcony and allocated garage.

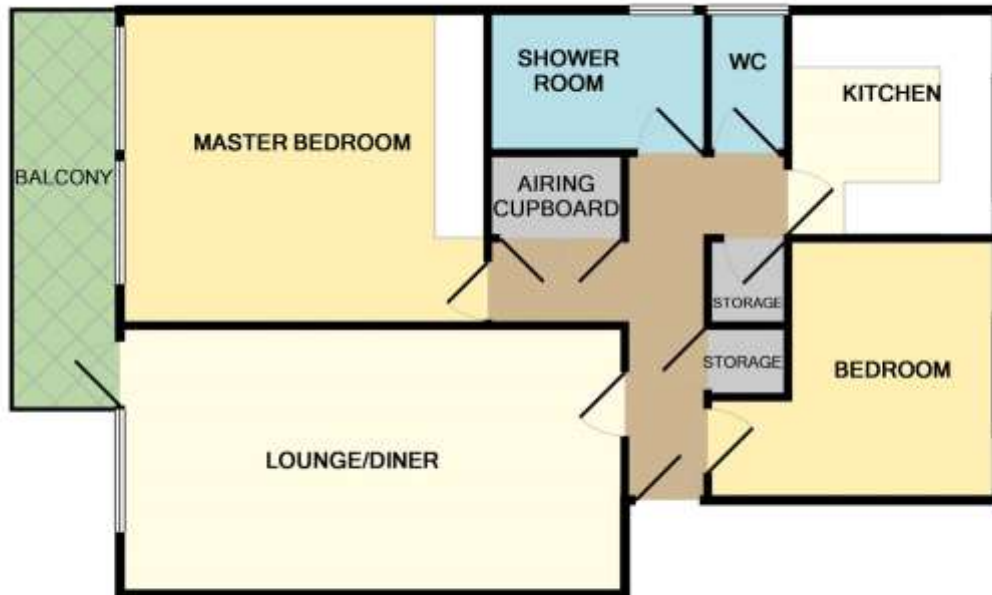
- Spacious light and airy
- No chain
- Ideal first time buy or investment opportunity
- View to appreciate!

Ref: 870792



DRAFT DETAILS

We are awaiting verification of these details by the seller(s).



This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by Jack Fletcher

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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